

HoldenCopley

PREPARE TO BE MOVED

Lowdham Road, Gunthorpe, Nottinghamshire NG14 7ES

Guide Price £350,000 - £375,000

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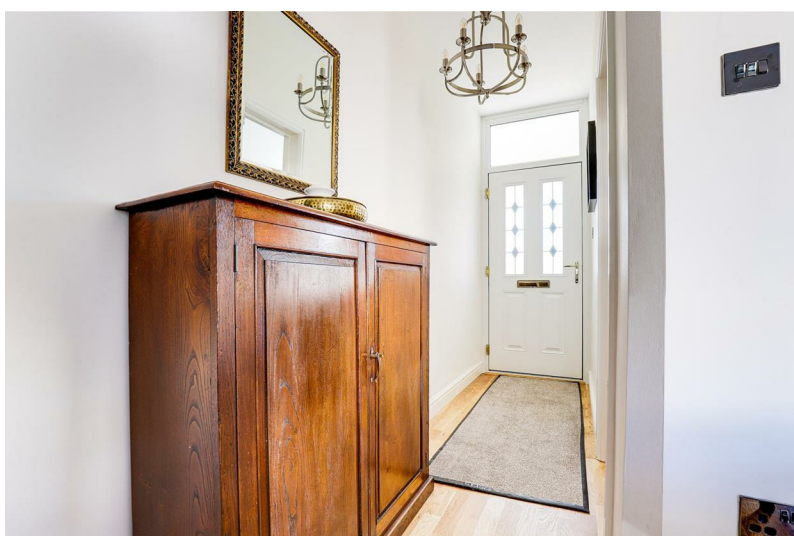


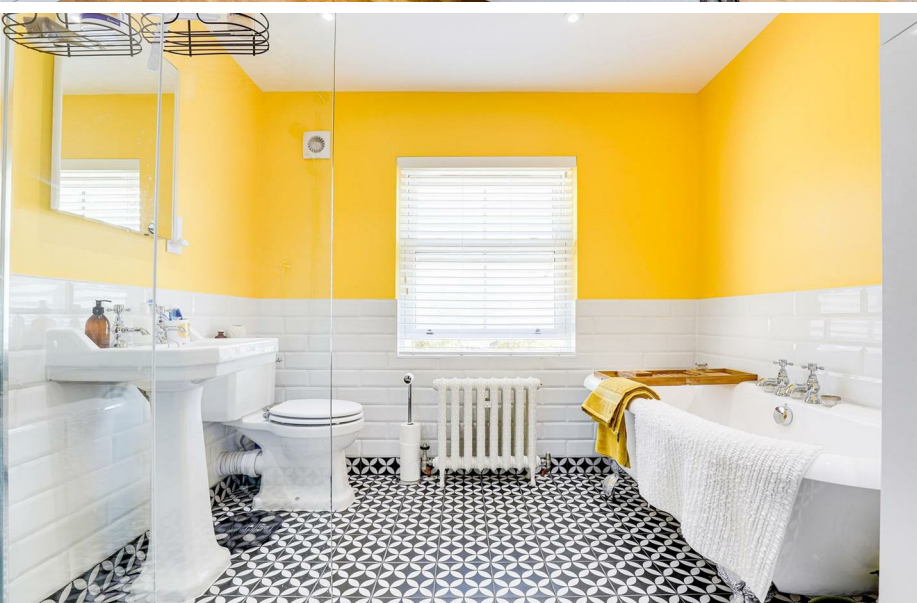
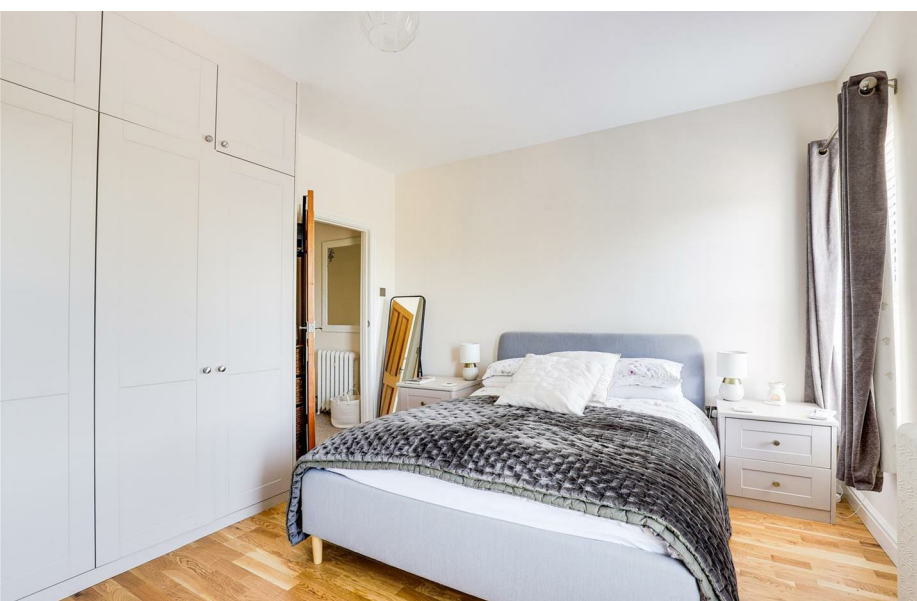
GUIDE PRICE: £350,000 - £375,000

BEAUTIFULLY RENOVATED HOUSE...

This beautifully renovated two-bedroom semi-detached home in Gunthorpe offers a perfect blend of modern comfort and stylish living. The property has undergone a complete renovation, including new windows, rewiring, redecoration throughout, a newly fitted kitchen, and traditional radiators, making it ready for you to move straight in. Upon entering the ground floor, you're greeted by a welcoming entrance hall, leading to two bright and spacious reception rooms. The contemporary kitchen boasts a range of integrated appliances, ideal for cooking and entertaining. Upstairs, two generously sized double bedrooms are complemented by a luxurious four-piece bathroom suite, featuring a large walk-in shower and a freestanding bath, perfect for unwinding. Outside, the property continues to impress with a gravelled driveway offering ample off-road parking for multiple vehicles. The generous rear garden includes a spacious lawn and a charming summer house, providing an ideal outdoor retreat. With its close proximity to the countryside and excellent commuting links, this home offers the perfect mix of peaceful surroundings and convenience.

MUST BE VIEWED





- Renovated Semi-Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Integrated Appliances
- Stylish Four-Piece Bathroom Suite
- Generous-Sized Garden
- Off-Road Parking For Numerous Cars
- Ample Storage Space
- Easy Commuting Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'9" x 3'4" (3.91m x 1.03m)

The entrance hall has wooden flooring and a single composite door providing access into the accommodation.

Living Room

15'5" x 11'10" (max) (4.71m x 3.61m (max))

The living room has a double-glazed sliding sash bay window to the front elevation, wooden flooring, a recessed chimney breast alcove with a decorative surround, a TV point, and two school radiators.

Dining Room

15'3" x 10'11" (4.67m x 3.33m)

The dining room has wooden flooring, carpeted stairs with decorative wooden spindles, in-built under stair storage cupboards, a school radiator, a double-glazed sliding sash window to the side elevation, and a bi-folding door opening out to the garden.

Kitchen

8'5" x 12'3" (2.59m x 3.74m)

The kitchen has a range of fitted shaker-style base and wall units, a double Belfast sink with a swan neck mixer tap, an integrated dishwasher, an integrated microwave oven, an integrated oven, an induction hob with an extractor fan and splashback, an integrated washing machine, an integrated fridge freezer, wooden flooring, recessed spotlights, a UPVC double-glazed window to the side elevation, and a single composite door with integral blinds opening out to the rear garden.

FIRST FLOOR

Landing

5'4" x 14'2" (1.65m x 4.32m)

The landing has carpeted flooring, a school radiator, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

14'7" x 12'0" (max) (4.46m x 3.66m (max))

The main bedroom has two double-glazed sliding sash windows to the front elevation, wooden flooring, a school radiator, and a range of fitted furniture including wardrobes, overhead storage cupboards and drawers.

Bedroom Two

9'7" x 10'11" (2.93m x 3.35m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wooden flooring, and a school radiator.

Bathroom

8'5" x 9'7" (2.59m x 2.93m)

The bathroom has a low level flush W/C, a period-style pedestal wash basin, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a roll-top freestanding bath with central taps, tiled flooring, partially tiled walls, a school radiator, a chrome heated towel rail, recessed spotlights, an extractor fan, and a double-glazed sliding sash obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled driveway providing ample off-road parking and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, courtesy lighting, various plants and trees, fence panelled boundaries, and a summer house.

ADDITIONAL INFORMATION

Broadband – OPENREACH

Broadband Speed - Superfast available - 60 Mbps (download) 14 Mbps (upload)

Phone Signal – Mostly 4G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - High for surface water / very low for rivers & the sea

Non-Standard Construction – No

Any Legal Restrictions – TBC

Other Material Issues – TBC

DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

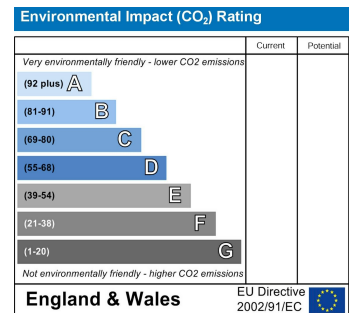
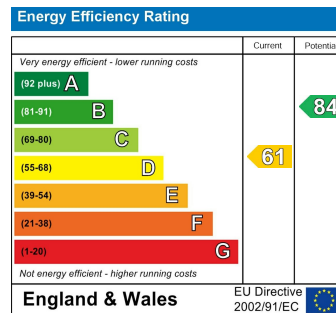
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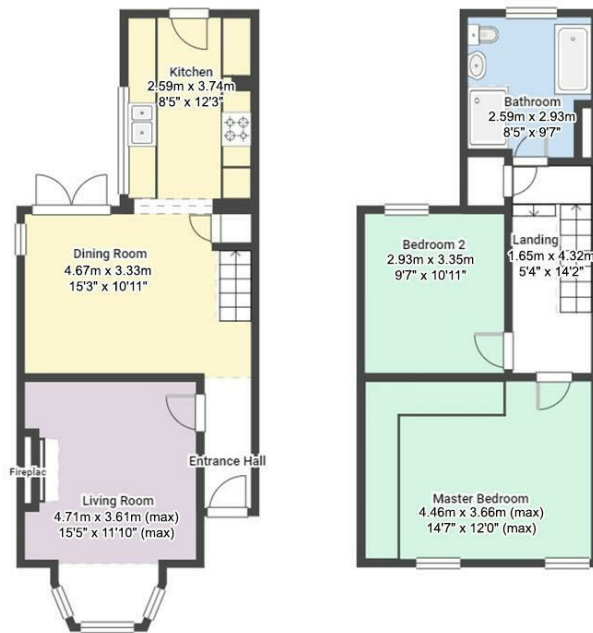
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk