

HoldenCopley

PREPARE TO BE MOVED

Skithorne Rise, Lowdham, Nottinghamshire NG14 7AP

Guide Price £300,000

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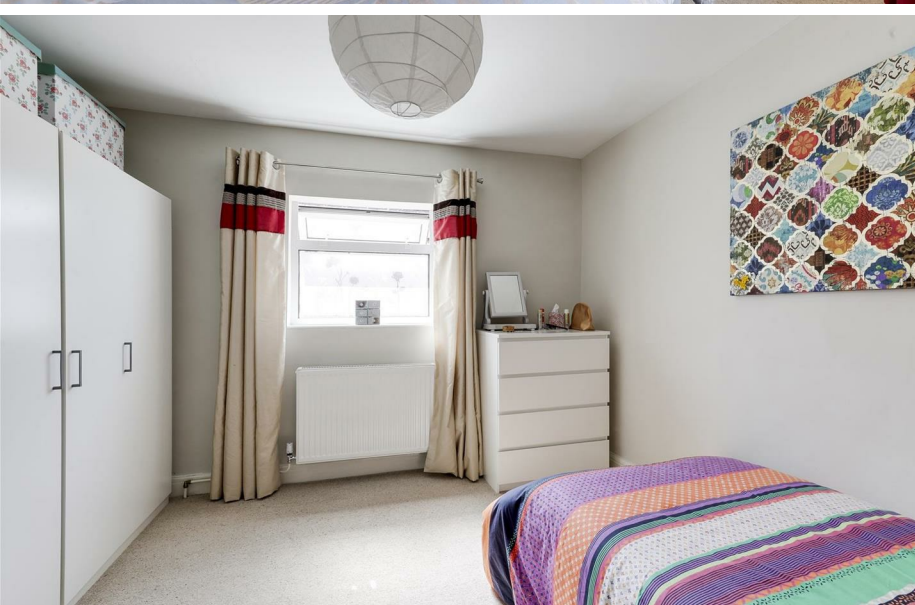
GUIDE PRICE £300,000 - £350,000

LOCATION LOCATION LOCATION...

This well-presented three bedroom detached home offers spacious accommodation throughout and is the perfect purchase for a range of buyers looking for a property they can move straight into with ease. Nestled in the heart of the sought-after village of Lowdham, the home benefits from being surrounded by open countryside while still offering convenient access to an array of local amenities. Boasting a selection of shops, and highly regarded primary and secondary schools nearby. With its own railway station offering direct links to Nottingham and Lincoln, excellent bus services, and easy access to the A6097 and A46. The accommodation comprises a bay-fronted reception room, ideal for relaxing or entertaining guests, a fitted kitchen-diner with ample space for a family dining area, and a versatile lean-to offering a practical storage space. Upstairs, you'll find three well-proportioned double bedrooms, all serviced by a four-piece bathroom suite. To the front of the property is a double driveway, providing off-road parking, while the rear garden offers a private outdoor retreat complete with a paved patio area, and a lawn —ideal for summer entertaining. This is a fantastic opportunity to acquire a well maintained home in a desirable village setting—perfect for anyone seeking space, style, and the ease of moving straight in.

MUST BE VIEWED





- Detached House
- Three Double Bedrooms
- Spacious Bay Fronted Reception Room
- Well Appointed Fitted Kitchen-Diner
- Four Piece Bathroom Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Well-Presented Throughout
- Sought After Village Location
- Must Be Viewed





GROUND FLOOR

Hallway

3*7" x 3*1" (1.10 x 0.96)

The hallway has carpeted flooring and stairs, a radiator, a circular stained-glass window to the front elevation, coving and a single door providing access into the accommodation.

Living Room

22*11" x 14*7" (7.01 x 4.47)

The living room has a UPVC double-glazed bay window to the front elevation, a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a feature fireplace, a built-in cupboard and coving.

Kitchen-Diner

14*5" x 12*7" (4.41 x 3.86)

The kitchen-diner has a range of fitted base and wall units with worktops, a freestanding electric cooker, space and plumbing for a washing machine, an undermount sink, space for a fridge-freezer, space for a dining table, tiled flooring, a radiator, partially tiled walls, a wall-mounted boiler, a UPVC double-glazed window to the rear elevation and sliding patio doors providing access out to the garden.

Lean-To

29*4" x 6*2" (8.95 x 1.90)

The lean-to has double wooden doors providing access, lighting, power points and a single door providing access out to the garden.

FIRST FLOOR

Landing

14*10" x 7*3" (4.53 x 2.22)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, a radiator, coving and provides access to the first floor accommodation.

Master Bedroom

14*7" x 10*0" (4.46 x 3.07)

The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator and a picture rail.

Bedroom Two

12*7" x 8*8" (3.86 x 2.66)

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

Bedroom Three

11*7" x 11*0" (3.54 x 3.36)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring and a radiator.

Bathroom

9*6" x 5*4" (2.90 x 1.65)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, vinyl flooring, a radiator, partially tiled and panelled walls, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a double driveway.

Rear

To the rear is a private garden with fence panelled boundaries, a paved patio, an outdoor tap, a lawn, mature shrubs and an outdoor power point.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Standard - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Most 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Access road made up and adopted? No

DISCLAIMER

Council Tax Band Rating - Newark & 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.

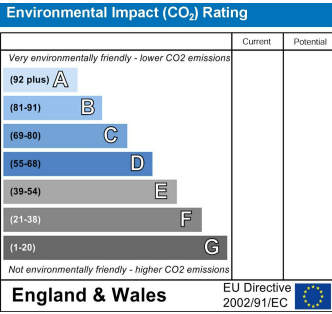
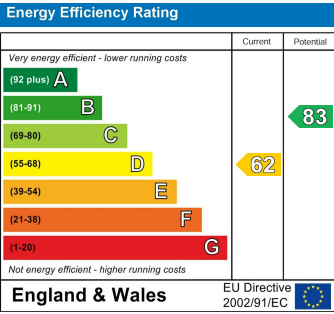
The vendor has advised the following:

Property Tenure is Freehold

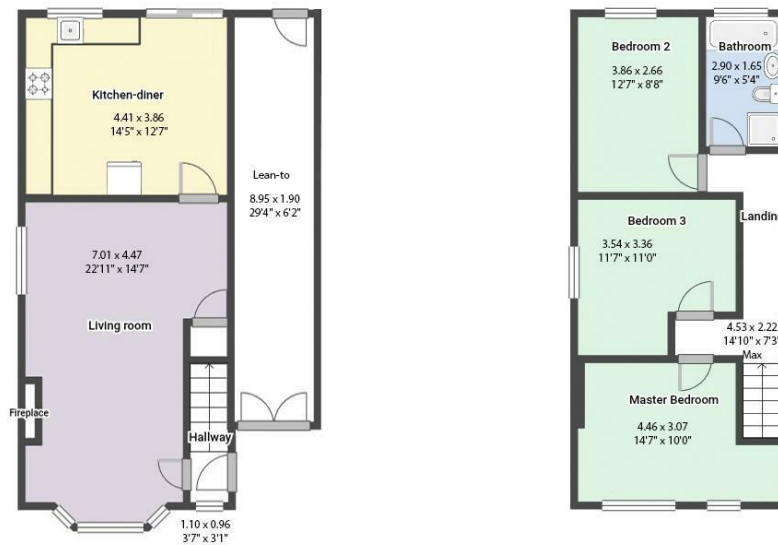
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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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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