

HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Lowdham, Nottinghamshire NG14 7AP

Offers In The Region Of £750,000

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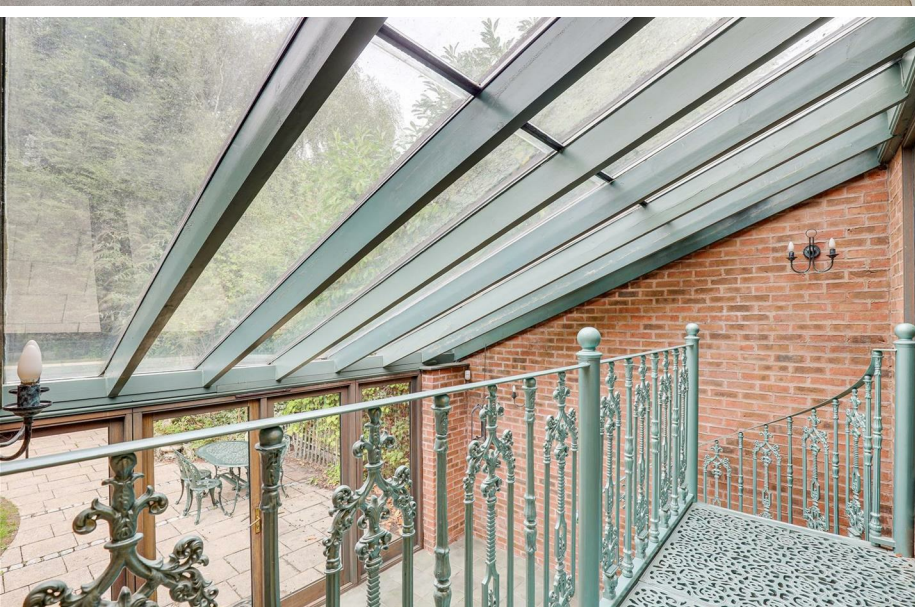


NO UPWARD CHAIN...

Offered to the market with no upward chain, this impressive seven-bedroom Edwardian property occupies a generous plot in the highly sought-after village of Lowdham. Ideally positioned within easy reach of a range of local amenities including shops, schools, eateries, and parks, this substantial family home also benefits from excellent transport links, with Lowdham Train Station and the Epperstone By-Pass close by. Inside, a grand period entrance hall sets the tone for the character and charm found throughout. The ground floor offers a wealth of versatile living space including an elegant Edwardian family room centered around a charming log burner with a decorative surround and hearth, complemented by intricate coving, a detailed ceiling rose, and a beautiful sash bay window. Further along, the home boasts a sitting room with an original fireplace, a further spacious living room, and a modern kitchen complete with a centre island with open access to the dining room. From here, double doors open into an impressive atrium with exposed brick walls and a striking wrought-iron spiral staircase. Completing this floor is a utility, pantry, W/C, store, and access to a useful cellar. The first floor hosts six well-proportioned bedrooms, including a luxurious master suite with a fitted dressing room, en-suite, and French doors opening onto a balcony overlooking the atrium. A four-piece family bathroom serves the remaining bedrooms and features a freestanding Victorian-style claw-foot bath. The second floor provides the seventh bedroom alongside a further shower room, making the layout ideal for larger families or guests. Outside, the property continues to impress - the front of the home offers a large tucked-away driveway with gated access to the paved side of the home, and a private enclosed rear garden sat over an acre of land, with a paved seating area, a large lawn, mature trees and shrubs, and a picnic space.

MUST BE VIEWED





- Semi-Detached Edwardian Family Home
- Seven Well-Proportioned Bedrooms
- Four Spacious Reception Rooms
- Modern Fitted Kitchen With A Centre Island
- Ground Floor W/C, Utility Room, Cellar & Pantry
- Stunning Atrium With Wrought-Iron Balcony
- Dressing Room & En-Suite To Master Bedroom
- Four Piece Bathroom Suite & Three Piece Shower Room Suite
- Off-Street Parking & Large Garden With Ample Greenery
- No Upward Chain





GROUND FLOOR

Entrance Porch

3’7” x 6’0” (1.10m x 1.85m)

The entrance porch has original tiled flooring, a built-in corner base unit, overhead UPVC double-glazed obscure windows to the front elevation, and obscure double French doors providing access into the accommodation.

Hall

23’8” x 6’0” (7.23m x 1.85m)

The hall has wooden floorboards, carpeted stairs, two radiators, a built-in corner base unit, coving to the ceiling, a periodic archway, internal windows to the porch, and a single door providing access via the porch.

Family Room

14’1” x 16’11” (4.31m x 5.16m)

The family room has Amtico flooring, a feature log burner in a recessed chimney breast alcove with a decorative surround and a hearth, two radiators, a picture rail, coving to the ceiling, a ceiling rose, and a wooden double-glazed sash bay window to the front elevation.

Sitting Room

12’11” x 13’2” (3.96m x 4.02m)

The sitting room has Amtico flooring, an original feature fireplace with a decorative surround and a hearth, two radiators, a picture rail, and two wooden double-glazed sash windows to the side elevation.

Living Room

20’5” x 13’0” (6.24m x 3.98m)

The living room has Amtico flooring, three radiators, built-in cupboards, coving to the ceiling, and two wooden double-glazed sash windows to the side elevation.

Hall

10’3” x 3’7” (3.12m x 1.09m)

The hall has Amtico flooring and a radiator.

W/C

3’6” x 6’1” (1.09m x 1.87m)

This space has a low level flush W/C, a wall mounted wash basin with a mixer tap, Amtico flooring, and a wooden double-glazed sash window to the side elevation.

Pantry

6’7” x 5’5” (2.02m x 1.66m)

The pantry has Amtico flooring, a built-in storage cupboard, and two wooden double-glazed sash windows to the side and rear elevations.

Kitchen

13’0” x 14’0” (3.98m x 4.29m)

The kitchen has a range of fitted shaker-style base and wall units with rolled edge worktops and a centre island, a stainless steel sink and a half with a mixer tap and drainer, a freestanding range cooker with a glass splashback and an extractor fan, an integrated microwave, an integrated dishwasher, Amtico flooring, and a wooden double-glazed sash window to the side elevation.

Dining Room

17’5” x 12’11” (5.33m x 3.96m)

The dining room has Amtico flooring, two radiators, a wooden double-glazed sash window to the side elevation, and double French doors to the atrium.

Atrium

12’11” x 9’4” (3.96m x 2.87m)

The atrium has tiled flooring, exposed brick walls, a wrought-iron spiral staircase, wrought-iron balcony balustrades, wooden windows to the side and rear elevations, wooden windows to the ceiling, and double French doors leading out to the rear garden.

Utility Room

17’8” x 7’1” (5.41m x 2.17m)

The utility room has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, a washing machine, a tumble dryer, tiled flooring, a radiator, recessed spotlights, and a wooden double-glazed window to the rear elevation.

Store

9’3” x 18’4” (2.82m x 5.59m)

The store has tiled flooring, base units with worktops, and ample storage space.

BASEMENT LEVEL

Cellar

6’1” x 18’6” (1.86m x 5.66m)

The cellar has a built-in storage cupboard, worktops, lighting, and wood-framed windows.

FIRST FLOOR

Landing

2’10” x 9’2”, 3’9” x 13’1” & 4’1” x 12’0” (0.87m x 2.81m, 1.16m x 4.00m & 1.27m x 3.68m)

The landing has carpeted flooring and stairs, two radiators, two built-in storage cupboards, a closed off original fireplace, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

10’4” x 12’11” (3.17m x 3.95m)

The main bedroom has carpeted flooring, a radiator, and double French doors leading to the Atrium balcony.

Balcony

3’5” x 9’10” (1.05m x 3.02m)

The balcony has wrought-iron flooring and a wrought-iron balustrade.

Dressing Room

8’3” x 10’11” & 5’5” x 10’8” (2.53m x 3.35m & 1.66m x 3.26m)

The dressing room has carpeted flooring, a built-in vanity with drawers and a window seat, built-in mirrored wardrobes, a radiator, and two wooden double-glazed sash windows to the side elevation.

En-Suite

7’0” x 10’2” (2.14m x 3.12m)

The en-suite has a concealed low level flush W/C, a countertop wash basin with a mixer tap, a walk-in shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring and walls, a chrome heated towel rail, and recessed spotlights.

Bedroom Two

18’5” x 15’7” (5.63m x 4.76m)

The second bedroom has carpeted flooring, two radiators, two wooden Velux windows, and a panelled ceiling.

Bedroom Three

12’0” x 14’1” (3.68m x 4.30m)

The third bedroom has carpeted flooring, a range of fitted furniture including wardrobes, overhead cupboards, and a vanity with drawers, two radiators, a picture rail, and a wooden double-glazed sash window to the front elevation.

Bedroom Four

13’1” x 12’11” (4.01m x 3.96m)

The fourth bedroom has wooden floorboards, two radiators, a picture rail, and two wooden double-glazed sash windows to the side and rear elevations.

Bedroom Five

10’4” x 8’3” (3.15m x 2.52m)

The fifth bedroom has wooden floorboards, a radiator, a picture rail, partially panelled walls, and a wooden double-glazed sash window to the front elevation.

Bedroom Six

11’10” x 8’11” (3.61m x 2.73m)

The sixth bedroom has wooden floorboards, a radiator, a fitted wardrobe, a built-in vanity, a picture rail, a double-glazed sash window to the side elevation.

Bathroom

8’10” x 10’10” (2.71m x 3.31m)

The en-suite has a low level flush W/C, a pedestal wash basin, a freestanding claw-foot bath with a central Victorian-style tap and shower, a shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, tiled walls, a heated towel rail, a built-in corner base unit, and a wooden double-glazed obscure window to the side elevation.

SECOND FLOOR

Upper Landing

4’1” x 7’8” (1.25m x 2.36m)

The upper landing has carpeted flooring, eaves storage, a Velux window, access to the loft, and provides access to the second floor accommodation.

Bedroom Seven

11’10” x 12’7” (3.63m x 3.85m)

The seventh bedroom has carpeted flooring, two radiators, eaves storage, a Velux window, and a wooden double-glazed window to the side elevation.

Shower Room

4’9” x 6’4” (1.47m x 1.95m)

The shower room has a low level flush W/C, a sunken wash basin with a mixer tap, a shower enclosure with a wall-mounted electric handheld shower fixture, wood-effect flooring, tiled walls, a chrome heated towel rail, recessed spotlights, and Velux windows.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking for multiple cars, gated access to the rear, and boundaries made up of stone walls, and plants & hedges.

Side

To the side of the property is an additional gated driveway, a paved patio area, planted areas, raised planters, and brick wall dividers.

Rear

To the rear of the property is a private enclosed rear garden sat over an acre of land, with a paved patio seating area, a large lawn, many trees and bushes, a large outdoor chess set, a picnic table, and boundaries made up of fence panelling and hedges.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Covenants: The erection of any building or structure within the garden is prohibited.

Other Material Issues – No

DISCLAIMER

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

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

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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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