



1 Brookside, Lowdham, Nottinghamshire,
NG14 7AD

£300,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Semi Detached Home
- Beautifully Presented
- 3 Bedrooms
- Contemporary Ground Floor Bathroom
- Ample Parking
- Tastefully Modernised & Extended
- Contemporary Fixtures & Fittings
- 2 Reception Areas
- Delightful Established Plot
- Garden Studio

A fantastic opportunity to purchase a tastefully presented, modernised, traditional semi detached home tucked away in a small cul-de-sac setting on what is a relatively generous plot by modern standards, offering a considerable level of off road parking and a pleasant established garden at the rear with southerly views across the Cocker Beck river and recreation ground beyond.

Over the years the property has seen a programme of thoughtful updating and is tastefully presented throughout with contemporary fixtures and fittings. The accommodation comprises an initial open plan dining kitchen beautifully appointed with a range of built in units finished in heritage style colours with integrated appliances and an excellent level of storage. This in turn leads into an open plan dining/reception space with an attractive contemporary panelled wall which leads through into the fantastic addition of a superb garden room that provides a further versatile reception space, ideal as the main living room being flooded with light, benefitting from windows to two elevations as well as an attractive, central, clear glass sky lantern to the ceiling. From an inner hallway there is access to a ground floor contemporary bathroom and, to the first floor, there are three bedrooms all capable of taking double beds.

In addition the property benefits from UPVC double glazing, gas central heating and neutral decoration throughout and presents as a delightful home large enough to accommodate small families but would appeal to a wider audience, whether it be from single or professional couples of even potentially those downsizing from larger dwellings and appreciating its central village location.

In addition to the main house the property occupies an attractive established landscaped plot with the official front of the property overlooking the recreation ground from its established, well stocked gardens with a southerly aspect. The property is however approached from the rear, leading off Brookside, where there is a considerable level of off road parking which, in turn, leads to a low maintenance terrace area which encompasses a useful brick outbuilding the provides an excellent utility space. A useful timber framed cabin which has been utilised for a variety of purposes would make an excellent home office, studio or gym, incorporating a small kitchen area and WC.

The property is positioned within walking distance of the heart of the village and its wealth of amenities and viewing comes highly recommended to appreciate both the location and accommodation on offer.

LOWDHAM

Lowdham is a popular village located between Nottingham and Southwell with excellent facilities including schools, shops, public houses and thriving village community. There is a railway station and excellent road links via the A6097 to the A46 and A52 providing quick access to the A1 and M1 as well as frequent buses to Nottingham 10 miles away.

A COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

OPEN PLAN LIVING/DINING KITCHEN

20'7" x 17'10" in total (6.27m x 5.44m in total)

A fantastic open plan, everyday living/entertaining space which provides an initial lobby area with built in full height storage cupboards, one of which houses the gas central heating boiler, with central pull out larder unit and integrated fridge freezer. This integrated storage complements the main kitchen which is tastefully appointed with a generous range of contemporary units with handleless door fronts finished in heritage style colours, having U shaped configuration of preparation surfaces with inset sink and drain unit with brush metal swan neck mixer tap, integrated appliances including Bosch four ring gas hob, AEG single oven beneath and AEG dishwasher and double glazed window to the front. In addition there is attractive oak effect laminate flooring and contemporary column radiator.

This initial area is open plan to central dining/living space with modern panelled wall, chimney breast with alcoves to the side, continuation of the oak effect flooring, deep skirtings, column radiator and an open doorway leading through into:

GARDEN ROOM

15' x 9'2" (4.57m x 2.79m)

A fantastic addition to the property providing a further versatile reception space, flooded with light benefitting from a southerly aspect across to adjacent playing fields. The room has attractive full height double glazed side panels with integral blinds, clear glass ceiling lantern with built in blind, double glazed courtesy door to the side, continuation of the oak effect flooring, deep skirtings and inset downlighters to the ceiling.

Returning to the dining area an open doorway leads through into:

INNER HALLWAY

7'10" x 5'10" (2.39m x 1.78m)

Having staircase rising to the first floor landing with useful under stairs storage cupboard beneath, double glazed window to the side, deep skirtings, continuation of the oak effect flooring, central heating radiator concealed by a feature cover and a further engineered oak door leading to:

GROUND FLOOR BATHROOM

5'10" x 5'8" (1.78m x 1.73m)

Having a modern suite comprising panelled bath with chrome mixer tap and wall mounted electric shower over and bifold screen, vanity unit providing useful storage, WC with

concealed cistern and vanity surface over with round bowl washbasin and chrome mixer tap, contemporary towel radiator and double glazed window.

RETURNING TO THE INNER HALLWAY A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above, double glazed window to the side and further doors in turn leading to:

BEDROOM 1

15'7" max plus 1'8" for alcove x 9'4" (4.75m max plus 0.51m for alcove x 2.84m)

A well proportioned double bedroom which affords a fantastic aspect across the rear garden and playing field beyond, having a useful shelved alcove, central heating radiator and two double glazed windows.

BEDROOM 2

10'10" x 8'8" into alcove (3.30m x 2.64m into alcove)

A double bedroom having aspect to the front with built in airing cupboard, alcove to the side, central heating radiator and double glazed window.

BEDROOM 3

9'6" x 7'10" (2.90m x 2.39m)

Having central heating radiator and double glazed window to the front.

EXTERIOR

The property occupies a delightful position tucked away off the main street, down a small driveway shared with a handful of other dwellings. The property has a generous gravelled frontage which provides a good level of off road parking and is enclosed to the sides by panelled fencing. A further ornate picket fence gives access onto a paved area and, in turn, access to the front door with a useful brick outbuilding that provides a utility/storage space. Located within the front there is also a useful timber cabin/home office. To the side of the property is a further hard standing area encompassing a useful timber storage shed and leads out into the southerly facing rear garden with an initial terrace providing a pleasant place to sit and look across to the mainly lawned garden which has well stocked perimeter borders with a range of established shrubs. In addition a timber courtesy gate gives useful access onto the playing field at the rear and pleasant walks along the Cocker Beck river.

UTILITY ROOM

7'4" x 5'5" (2.24m x 1.65m)

Formerly part of a brick outbuilding, having power and light, fitted wall units with work surface beneath. plumbing for washing machine, space for tumble dryer, room for further free standing appliances, double glazed window and ledge and brace door.

TIMBER CABIN/HOME OFFICE

16'8" x 13'10" (5.08m x 4.22m)

A useful addition to the property providing an outdoor reception space ideal as a home

office, gym or study perfect for today's way of working, having power and light and also encompassing a useful WC as well as built in cupboard with work surface over with inset sink unit.

COUNCIL TAX BAND

Newark & Sherwood District Council - Band B

TENURE

Freehold

ADDITIONAL NOTES

We understand the property is on mains gas, drainage and water (information taken from Energy performance certificate and/or vendor).

Please note, there are historic covenants in the title that may need clarification from a legal representative as to whether they are still relevant.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>













SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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