



**13 Willow Holt, Lowdham, Nottingham, NG14
7EJ**

Guide Price £395,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Spacious Chalet Style Home
- Large Corner Plot
- Home Office
- 3 1st Floor Bedrooms
- Driveway and Double Garage
- No Chain
- 3 Reception Rooms
- Fitted Kitchen
- Bathroom, En Suite, GF W/C
- Delightful Landscaped Gardens

Occupying a larger than average corner plot and offered for sale with the advantage of 'no chain', this well-appointed detached home offers an excellent level of versatile accommodation extending to approximately 1460 square feet including a large extension to the side to provide a useful 3rd reception room.

The accommodation in brief comprises a large lounge, separate dining room, sitting room and fitted kitchen as well as a handy home office, a ground floor W/C then 3 bedrooms and a bathroom plus en suite to the 1st floor.

The property occupies a delightful corner plot with manicured gardens to the front, side and rear, the side including driveway parking leading to the double garage.

Must view!

ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

With a central heating radiator, coved ceiling and doors into rooms.

LOUNGE

A well proportioned reception room with coved ceiling, two central heating radiators, a uPVC double glazed bow window to the front aspect and a door into the inner hallway.

INNER HALLWAY

With a central heating radiator, stairs rising to the first floor, a uPVC double glazed obscured window to the side aspect and a useful understairs storage cupboard with light.

DINING ROOM

A versatile reception room with a central heating radiator, coved ceiling and uPVC double glazed French doors onto the rear garden.

KITCHEN

Fitted with a range of Shaker style base and wall cabinets with rolled edge worktops and tiled splashbacks and an inset stainless steel one and a half bowl single drainer sink with mixer tap and built-in appliances including an oven with a microwave above, four zone electric hob with concealed extractor. There is space for further appliances including plumbing for a washing machine, a uPVC double glazed French door and window onto the rear garden and an arch into the sitting room.

SITTING ROOM

A spacious extension at the side of the property with a central heating radiator, coved ceiling, a uPVC double glazed window to the front aspect and a uPVC double glazed French door onto the rear garden.

OFFICE

With a central heating radiator and a uPVC double glazed window to the side elevation.

GROUND FLOOR W/C

Fitted with a low level toilet, a wall mounted wash basin and having a central heating radiator plus a uPVC double glazed obscured window to the side elevation.

FIRST FLOOR LANDING

With an access hatch to the roof space and a central heating radiator.

BEDROOM ONE

A double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect, a range of wall to wall fitted wardrobes.

EN-SUITE SHOWER ROOM

A three piece shower room with a low level w/c, a pedestal wash basin with hot and cold taps and a shower enclosure with mains fed shower. There is tiling for splashbacks, an electric shaver point, a central heating radiator and a uPVC double glazed obscured window to the side aspect.

BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a range of wall to wall fitted wardrobes.

BEDROOM THREE

With a central heating radiator and a uPVC double glazed window to the side aspect and a fitted wardrobe with shelving.

BATHROOM

A three piece bathroom fitted with a low level toilet, a pedestal wash basin with hot and cold taps and a cast iron bath with mixer tap/shower. There is tiling for splashbacks, a central heating radiator and a uPVC double glazed obscured window the side aspect.

DRIVEWAY & GARAGING

A driveway at the side of the plot leads to the detached double garage of brick construction with a pitched tiled roof, up and over door to the front and a door at the side into the rear garden.

GARDENS

The property occupies a generous corner plot with lawned frontage edged with well stocked borders and a delightful fully enclosed rear garden with generous lawns and established beds and borders.

COUNCIL TAX

The property is registered as council tax band E.

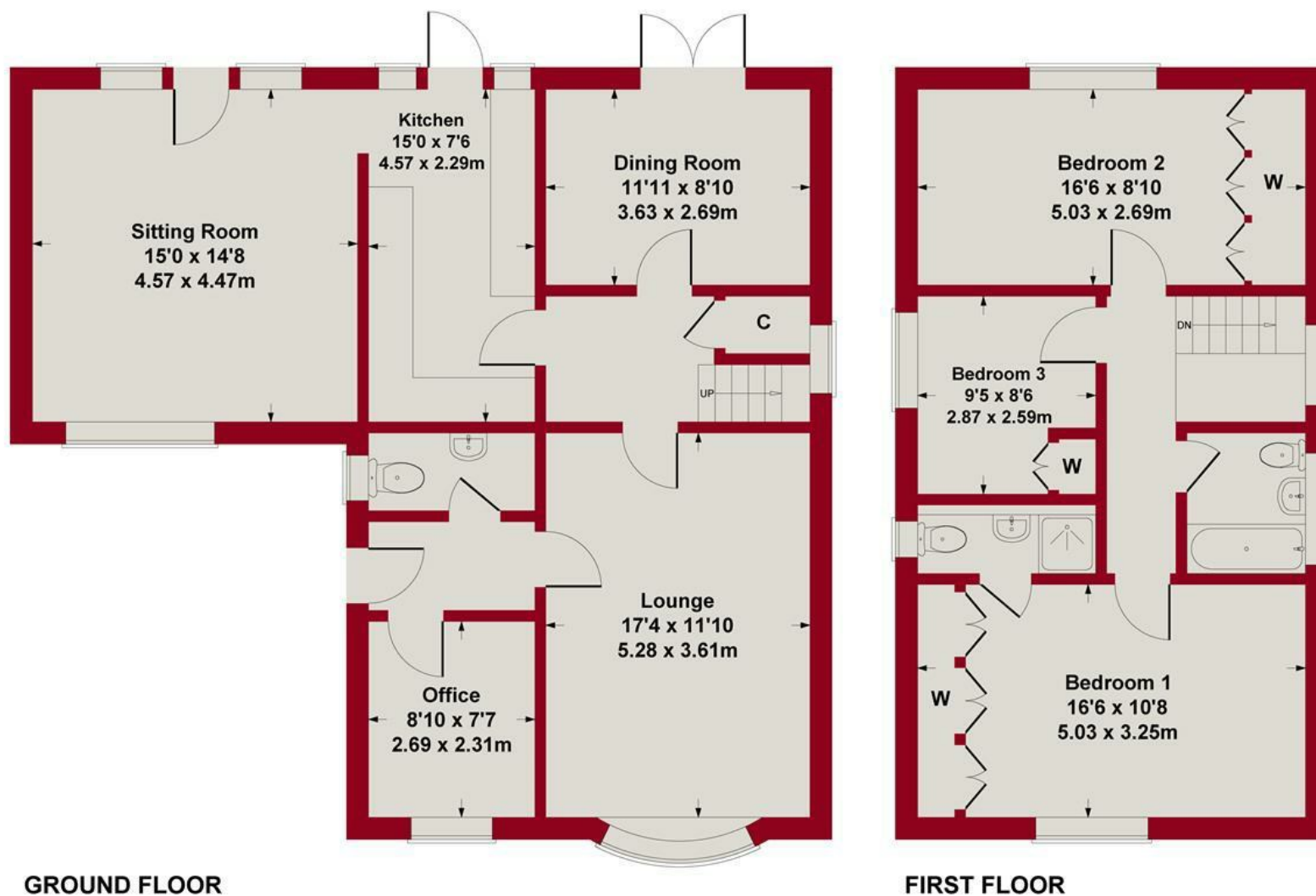
VIEWINGS

By appointment with Richard Watkinson & Partners.





Approximate Gross Internal Area
1461 sq ft - 136 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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



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