



14 Morleys Close, Lowdham, Nottingham,  
NG14 7HN

Guide Price £399,950

Tel: 01636 816200

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



- A Modern Detached House
- Chain Free
- 2 Reception Rooms
- Utility and Ground Floor W/C
- Shower Room plus En-suite bathroom
- Popular cul de sac Setting
- Well appointed Accommodation
- Dining Kitchen
- 4 Bedrooms
- Driveway, Garage and Gardens

A superb opportunity to purchase this attractive modern home, occupying a popular cul de sac setting and offered for sale with the advantage of 'no chain'.

The property is superbly appointed throughout and the accommodation in brief comprises: a welcoming entrance hall with WC off, a lovely lounge with doors into the separate dining room, a fitted breakfast kitchen with doors into the rear gardens and a useful utility room. To the 1st floor are 4 bedrooms and the family shower room plus en-suite bathroom whilst outside the property occupies a mature plot with driveway parking to the front of the single garage and an established enclosed garden to the rear affording a good level of privacy. Viewing highly recommended.

### ACCOMMODATION

A composite entrance door leads into the entrance hall.

### ENTRANCE HALL

With laminate flooring, a central heating radiator and thermostat, stairs rising to the first floor and doors to rooms including double doors into the lounge.

### LOUNGE

A well proportioned reception room with coved ceiling, a central heating radiator, a uPVC double glazed bay window to the front elevation and an attractive Adam style fireplace with decorative surround housing a coal effect gas fire. An arch leads into the dining room.

### DINING ROOM

With a central heating radiator, coved ceiling, a double glazed French door onto the rear garden and a door into the dining kitchen.

### DINING KITCHEN

A good sized kitchen with laminate flooring, two central heating radiators, a uPVC double glazed window to the rear aspect and a double glazed French door onto the rear garden. The kitchen is fitted with a range of base and wall cabinets with granite topped work surfaces and an inset 1.5 bowl single drainer composite sink. There is a built-in oven by Bosch plus four ring gas hob by Neff and concealed extractor over plus recess and plumbing for a dishwasher.

### UTILITY ROOM

A useful space with a double base unit and rolled edge worktop housing a stainless steel single drainer sink with mixer tap. There is tiling for splashbacks and space beneath for appliances including plumbing for a washing machine. Laminate flooring, central heating

radiator, a part glazed composite entrance door to the side and a wall mounted Ideal Classic central heating boiler.

### GROUND FLOOR CLOAKROOM

Fitted in white with a close coupled toilet and a vanity wash basin with mixer tap and cupboards below. Laminate flooring, central heating radiator, spotlights to the ceiling, tiled splashbacks and a uPVC double glazed obscured window to the front aspect.

### FIRST FLOOR LANDING

With an access hatch to the roof space, central heating radiator, a double glazed window to the side aspect and an airing cupboard over the stairs housing the foam insulated hot water cylinder.

### BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a door into the en-suite bathroom.

### EN-SUITE BATHROOM

Fitted with a modern suite including a panel sided bath with central mixer tap and mains fed Mira shower plus glazed shower screen. There is a vanity wash basin with mixer tap and cupboards below plus concealed cistern to the side. Tiling for splashbacks, a chrome towel radiator, spotlights to the ceiling, extractor fan and a uPVC double glazed obscured window to the side aspect.

### BEDROOM TWO

A double bedroom with a central heating radiator and a uPVC double glazed window to the rear aspect.

### BEDROOM THREE

With a central heating radiator, laminate flooring and a uPVC double glazed window to the rear aspect.

### BEDROOM FOUR

With laminate flooring, a central heating radiator and a uPVC double glazed window to the front aspect.

### SHOWER ROOM

Superbly fitted with a modern suite including a low profile shower tray with fixed glazed screen and mains fed rainfall shower with additional spray hose. Vanity wash basin with mixer tap and cupboards below plus concealed cistern toilet to the side. Tiling for splashbacks, spotlights and extractor fan to the ceiling and a chrome towel radiator.

### DRIVEWAY PARKING

A double width driveway provides off-street parking and leads to the single integral garage.

### GARDENS

The property occupies an attractive established plot with lawned frontage and planted bed

plus timber gated access at the side leading to the enclosed rear garden which is mainly set to lawn and includes two paved patio seating areas plus established beds and borders.

### **LOWDHAM**

The village of Lowdham is well equipped with local amenities including a primary school and nursery, local shops and several public houses. Further amenities can be found in Bingham and Southwell as well as the cities of Nottingham and Leicester. Lowdham is ideally situated for road communications via the A46 and A52 and also has excellent rail and bus links.

### **COUNCIL TAX**

The property is registered as council tax band D.

### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

### **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>

School Ofsted reports:-

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

Planning applications:-

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





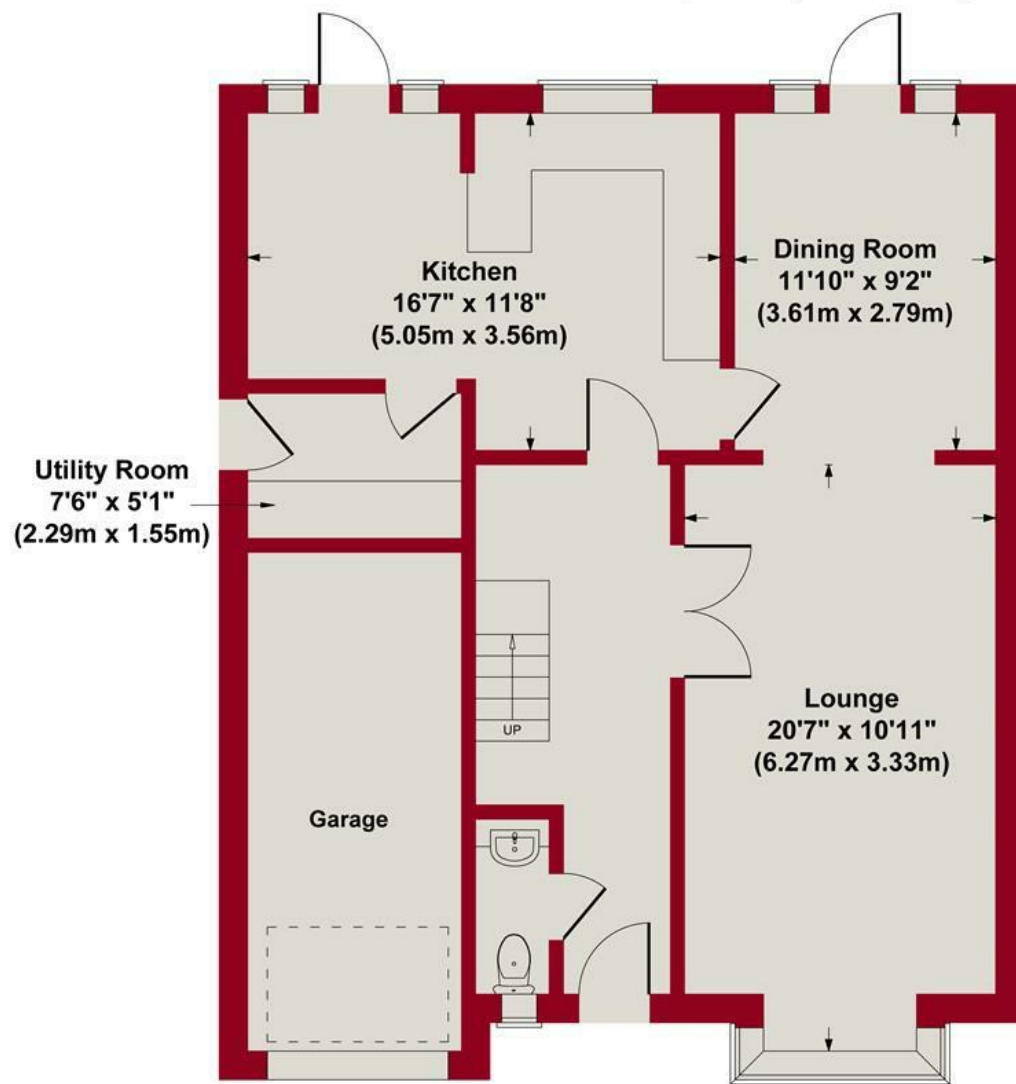




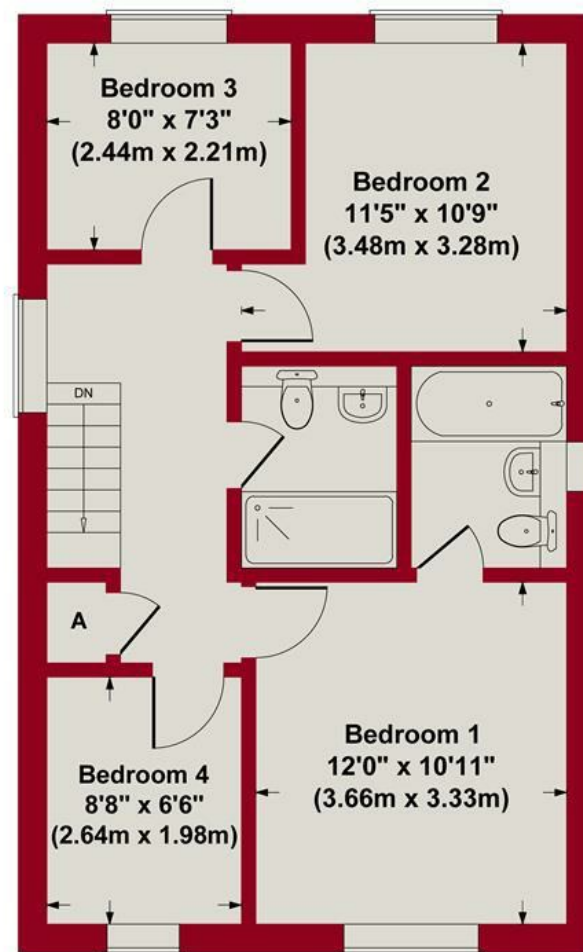




**Approximate Gross Internal Area**  
**1,402 sq ft - 130 sq m**



**GROUND FLOOR**



**FIRST FLOOR**

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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**RICHARD  
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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                                   | 67      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                            |
| England & Wales   |         | EU Directive<br>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 01636 816200



**RICS**



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