

FOR SALE

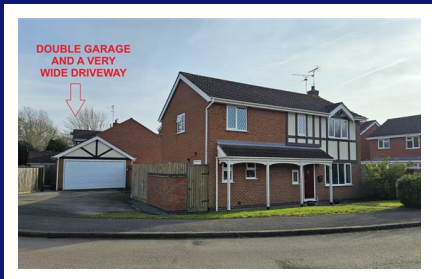
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**6 BLENHEIM AVENUE, LOWDHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG14 7WD**

£465,000

6 BLENHEIM AVENUE, LOWDHAM, NOTTINGHAMSHIRE NG14 7WD

Four bedrooms, corner plot, double width garage and parking for 4 vehicles, utility room, downstairs cloakroom, conservatory and a very, very private southerly facing rear garden... everything that a family should be looking for.

Location is always an important factor of any house sale – not only is this lovely home set within similar superior executive residences, but it allows very easy access to both Nottingham & Southwell as well as the A6097 which takes you over Gunthorpe Bridge within minutes and also to Mansfield within 25 minutes or south of the River Trent to the A46 and beyond.

Lowdham, itself, offers typical village amenities. It is pleasantly situated on the edge of delightful countryside providing endless hours of pleasure and yet is within nine miles of Nottingham City Centre. The property is situated within close proximity of both the very highly regarded Gunthorpe & Lowdham Primary Schools and as well as walking distance of the local hostellers.

Overall viewing is the only way to truly appreciate this excellent and substantial home which is likely to appeal to a wide audience including professional couples, growing families requiring an ideally positioned property situated within easy reach of the wealth of amenities.

Privacy to the rear garden is something that is difficult to find within many parts of Lowdham....rest assured this is one of those properties that enjoys tremendous privacy and is ideal for those who enjoy al fresco dining and entertaining during those balmy summer months.

Priced to ensure an onwards purchase... when do you wish to view?

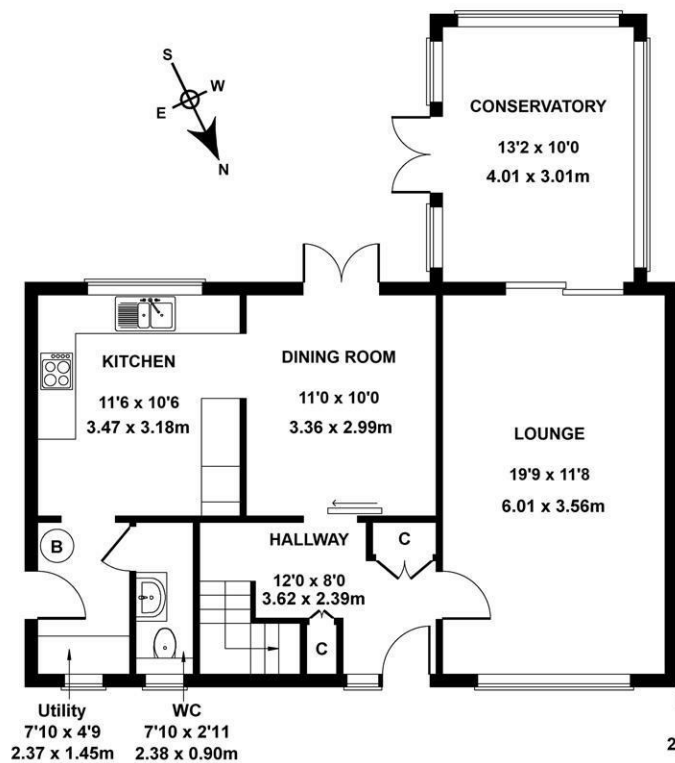


Council Tax Band

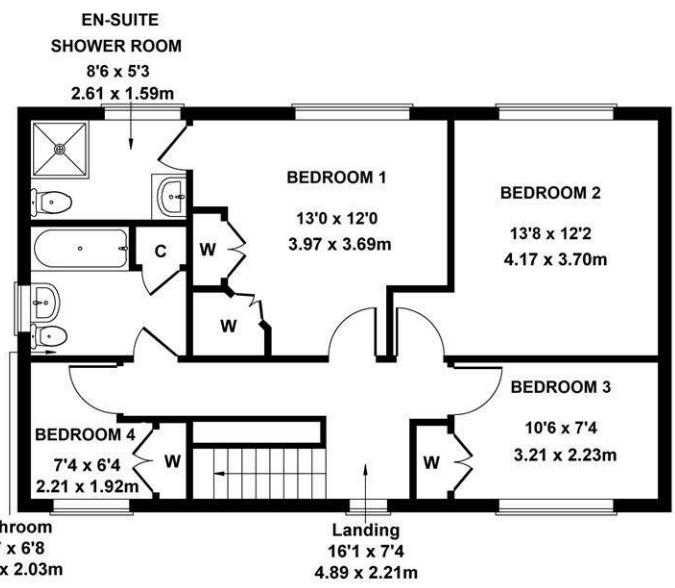
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		7384
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

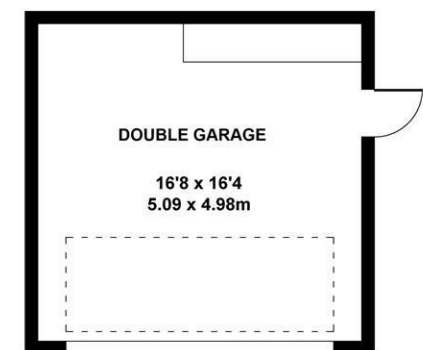
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Not to Scale. For Illustrative Purposes Only.



Approximate Gross Internal Area
1668 sq ft - 155 sq m





A composite entrance door into the

HALLWAY

12'0 x 8'0 (3.66m x 2.44m)
with a double glazed window to the front, under stairs cupboard and central heating radiator.

LOUNGE

19'9 x 11'8 (6.02m x 3.56m)
Double glazed window to the front elevation, two central heating radiators, patio doors to the rear conservatory.





CONSERVATORY

13'2 x 10'0 (4.01m x 3.05m)

Access via the lounge, double glazed windows to the side and rear, television point, french doors to rear garden and has tiled flooring.

DINING ROOM

11'0 x 10'0 (3.35m x 3.05m)

Double glazed window to the rear elevation, central heating radiator, television point and door to kitchen.





KITCHEN

11'6 x 10'6 (3.51m x 3.20m)

Fitted kitchen with a range of wall and base units, double glazed window to the rear, sink and a half drainer, part tiled walls, electric oven and electric hob, cooker hood, space for fridge freezer and dishwasher, central heating radiator and area for dining table.



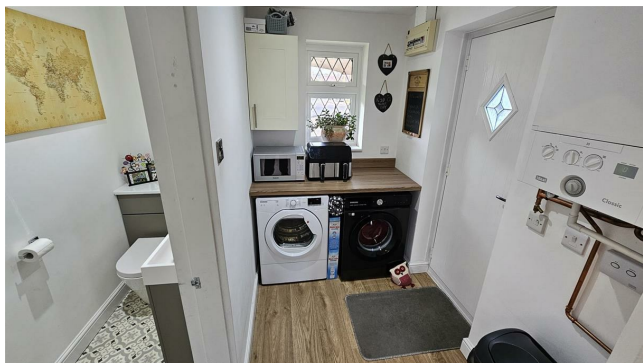
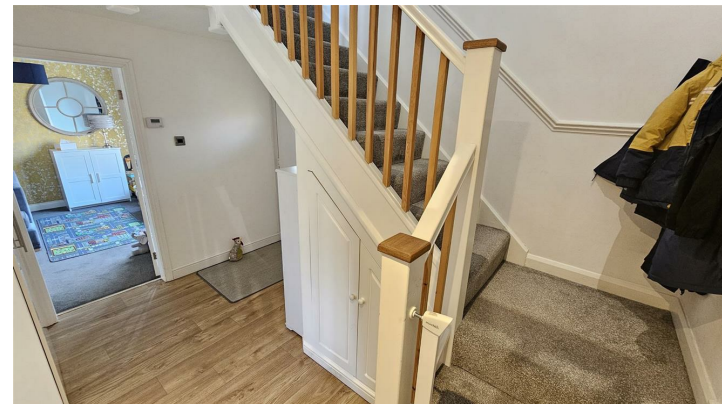


UTILITY ROOM

8'0 x 4'9 (2.44m x 1.45m)
 Fitted wall unit, plumbing for washing machine, space for tumble dryer, composite door to the side of the property and part tiled walls. Wall mounted gas fired boiler.

CLOAKROOM / W.C.

Low level W.C. with a wash hand basin, central heating radiator, tiled splash backs and double glazed opaque window to the front.



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LANDING

double glazed window to the front and loft access.

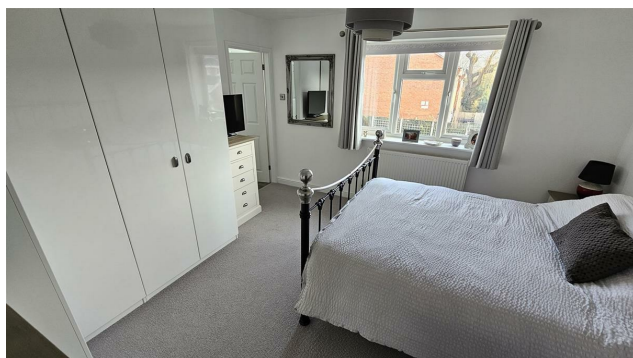
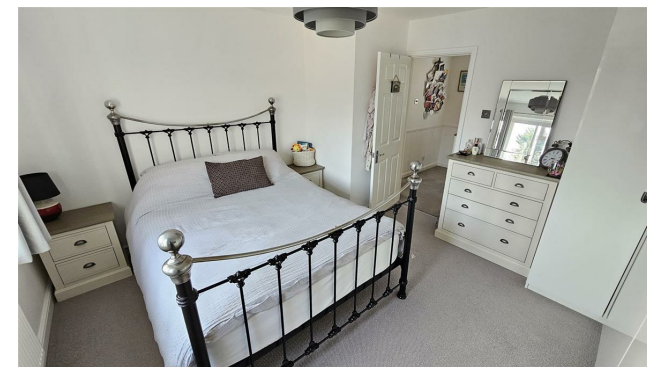
BEDROOM 1

13'0 x 12'0 (3.96m x 3.66m)

Double glazed window to the rear, central heating radiator, fitted wardrobes and a television point.

EN-SUITE SHOWER ROOM

Double glazed opaque window to the rear elevation, separate shower enclosure, a wash hand basin within a vanity unit, low flush W.C., shaver point, central heating radiator and part tiled walls.





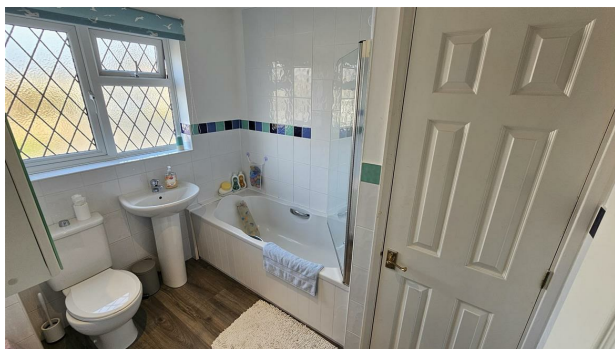
BEDROOM 2

13'8 x 12'2 (4.17m x 3.71m)
with a central heating radiator and a double
glazed window to the rear.

BEDROOM 3

10'6 x 7'4 (3.20m x 2.24m)
with a central heating radiator and a double
glazed window to the front. Built-in wardrobes.





BATHROOM

With double glazed opaque window to the side elevation, wall mounted radiator, bath with mixer taps, overhead shower unit and attachment with pivot screen, pedestal wash hand basin, low flush W.C., part tiled walls, airing cupboard.

BEDROOM 4

7'4 x 6'4 (2.24m x 1.93m) with a central heating radiator and a double glazed window to the front

OUTSIDE - FRONT & SIDE

To the front of the property there is lawn area with pathway leading to the front door. To the left hand side of the property there is off road parking for four vehicles and a dropped kerb that leads to the DOUBLE GARAGE (16'8 x 16'4) with an electric up and over door, power, lighting and a personnel door at the side.



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OUTSIDE - REAR

To the south easterly facing rear garden is a large patio area, pathway to the DOUBLE GARAGE (16'8 x 16'4) easy to maintain lawned area, mature planted borders - the very sunny gardens are ideal for those who enjoy al fresco dining and entertaining during the balmy summer months due to the fabulous privacy.





Steve Pritchett

Please contact us for a FREE discussion on our services

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