



23 Old Tannery Drive, Lowdham, NG14 7PS

£525,000

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Marriotts



23 Old Tannery Drive Lowdham, NG14 7PS

- Four double bedrooms
- Private driveway
- Large breakfast kitchen
- Two en-suites & walk-in wardrobe
- Lounge & dining room
- Hall with downstairs toilet

Tucked away along a private driveway is this superb detached family home, with a double garage, good sized garden, large breakfast kitchen with separate utility room, four double bedrooms & an office on the first floor, with two en-suite's and a walk-in wardrobe!

£525,000



Overview

The main accommodation consists of an entrance hallway with downstairs toilet, bay-fronted dining room with double doors through to a large rear lounge with bay and double doors leading out to the garden. Large breakfast/dining kitchen with integrated appliances, connecting door to the garage and a separate utility room. Upstairs there are four double bedrooms and an office, with two en-suite shower rooms and a family bathroom. The property also has UPVC double glazing and gas central heating Worcester Bosch combination gas boiler installed April 2023 with the remainder of a 10 year warranty.

Entrance Hall

Double glazed composite front entrance door, two radiators, spindled staircase leads to the first-floor with under-stair storage cupboard, slate tile effect flooring, decorative coving, doors to the dining room, kitchen and downstairs toilet and double doors through to the lounge.

Downstairs Toilet

Consisting of a dual flush toilet and pedestal washbasin with mosaic splashback, radiator, extractor fan and wood style laminate flooring.

Lounge

With feature stone style fireplace and hearth and coal effect gas fire, two radiators, two ceiling light points, UPVC double-glazed bay with double doors leading out to the patio.

Dining Room

UPVC double glazed front bay window, radiator, decorative coving and double doors through to the lounge.



Kitchen

A wide range of units with slate effect worktops, worksurface LED strip lighting and inset one-and-a-half bowl stainless steel sink unit and drainer. Appliances consist of Bosch electric oven and gas hob with extractor, integrated fridge, freezer and dishwasher. Wood-style laminate flooring continues through to the breakfast area, radiator, ceiling downlights and connecting door to the garage.

Breakfast/Dining Area

With radiator, ceiling downlights, UPVC double glazed side window, double doors to the rear and door to the utility room.

Utility Room

Several base units with granite effect worktops, inset stainless steel sink unit and drainer and wood-style laminate flooring. Radiator, extractor fan and double-glazed composite rear door.

First Floor Landing

With radiator, airing cupboard housing the modern Worcester Bosch combination gas boiler and loft access into a partly boarded roof space with ladder and light.

Bedroom 1

UPVC double-glazed bay window and second window to the front, two radiators, walk-in wardrobe, built-in four-door wardrobe and door to the en-suite.

En-suite

Consisting of a tiled corner cubicle with chrome mains shower, dual flush toilet and pedestal wash basin with tiled surround. Radiator, ceiling downlights, slate tile effect flooring, extractor fan and UPVC double-glazed side window.

Bedroom 2

UPVC double glazed front window, built-in three door wardrobe and radiator.

En-suite

Consisting of a tiled corner cubicle with chrome mains shower, dual flush toilet and pedestal wash basin with tiled surround. Radiator, ceiling downlights, slate tile effect flooring, extractor fan and UPVC double-glazed side window.

Bedroom 3

UPVC double glazed rear window and radiator.

Bedroom 4

UPVC double glazed rear window and radiator.

Office

UPVC double-glazed rear window and radiator.

Bathroom

Consisting of a tiled cubicle with chrome mains shower, dual flush toilet, pedestal washbasin and corner bath with tiled surround. Slate tile effect flooring, radiator extractor fan and UPVC double glazed side window.

Outside

The private driveway from Old Tannery Drive serves just two properties and belongs to the subject property. The driveway provides parking for two cars with up and over door leading in to the garage. Side gated access leads to the rear of the property. The garage has light, power and also housing the RCD board. To the rear is a large paved patio extending to the full width of the house with lawn, plant and shrub borders, corner decking and enclosed with a fenced perimeter.

Material Information

TENURE: Freehold

COUNCIL TAX: Newark & Sherwood - Band F

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No



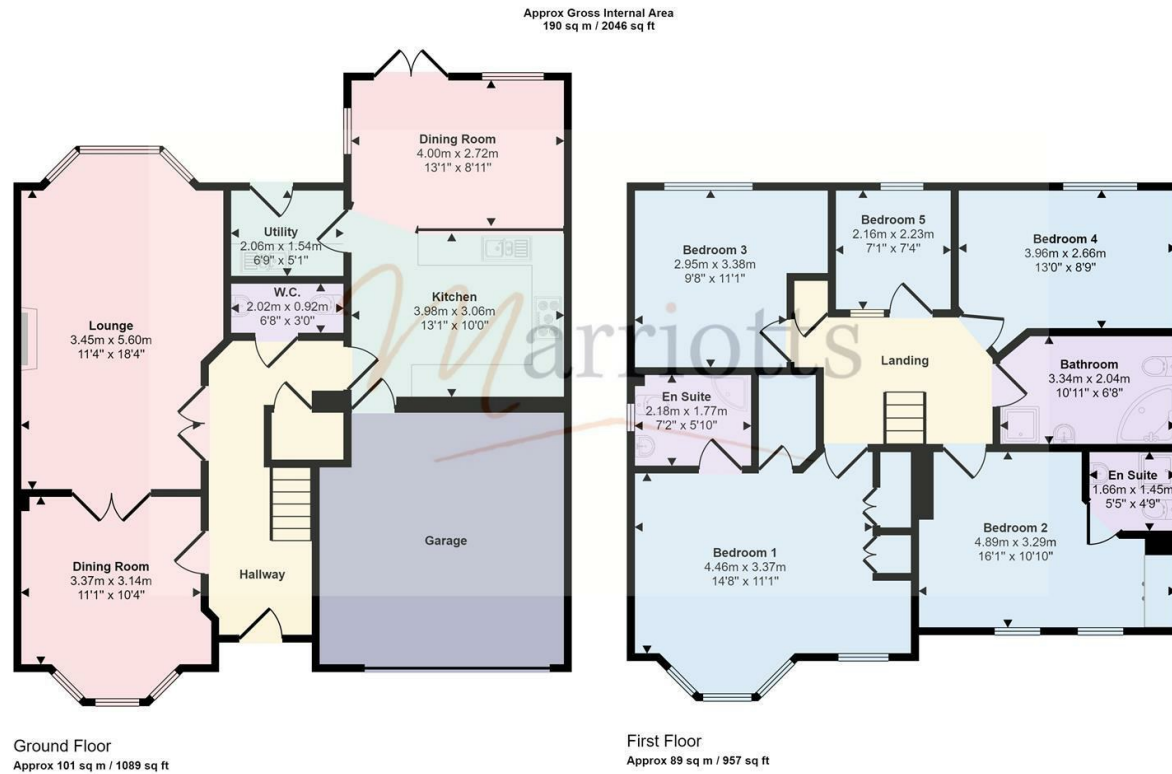




FLOOD RISK: No
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Cupboard on landing
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: British Gas
MAINS ELECTRICITY PROVIDER: British Gas
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Level access to both the front and rear.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

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