



Nursery Gardens,
Lowdham, NG14 7WB



**Nursery Gardens,
Lowdham, NG14 7WB
O.I.R.O £540,000**

Offered to the markets is this spacious and immaculately presented, split level, detached home. This individual and unique property enjoys versatile accommodation with light and bright rooms all set down a quiet cul-de-sac just a short walk away from the local amenities and desirable school. Accommodation comprises: Entrance Hall with stairs leading up to the first floor and down to the ground floor, contemporary kitchen / living / dining room, utility room, w.c., light and bright living room, three double bedrooms master having en-suite and walk-in wardrobe, four piece family bathroom to the first floor, bedroom four / home office and access to the double garage to the ground floor, private landscaped rear and side gardens and off street parking to the front. Council Tax Band - F. Freehold. EPC Rating - C.



Entrance Hall

A spacious and welcoming reception with double glazed front door with double glazed windows to the top and sides. staircase leading up to the first floor and down to the ground floor and under floor heating.

Living Room

21'1" x 13'11" (6.45 x 4.26)

A light and bright primary reception room with uPVC double glazed French doors and windows to the Rear Garden and uPVC double glazed window to the side elevation, under floor heating and feature fire place.

Open Plan Living / Kitchen / Diner

19'0" max 19'7" max (5.80 max 5.99 max)

A generous and ideal entertaining space with the kitchen being fitted with a good range of light grey Shaker style base and wall mounted units with solid Quartz work top, inset sink and drainer, range cooker, built-in dishwasher, built-in fridge freezer, uPVC double glazed windows to the front side and rear elevations, tiled flooring with under floor heating and solid wooden door to the Utility Room.

Utility Room

12'5" x 5'3" (3.80 x 1.61)

Fitted with a good range of base and wall mounted units with work surface over, space and plumbing for washing machine, continuation of the tiled flooring with under floor heating, uPVC double glazed window and door to the Rear Garden and solid wooden doors to the W.C. and cupboard housing the gas central heating boiler which is still under guarantee until 2025.

W.C.

Fitted with a two piece suite comprising: W.C. and wash basin, continuation of the tiled flooring with under floor heating and uPVC double glazed window.

Master Bedroom

15'5" x 14'11" (4.70 x 4.55)

A generous Master Bedroom suite with uPVC double glazed windows to the side and rear elevations, under floor heating and solid wooden doors to the En-Suite and Walk-in Wardrobe.

Walk-in Wardrobe

8'4" x 6'0" (2.56 x 1.84)

En-Suite

8'5" x 4'9" (2.59 x 1.45)

Fitted with a three piece contemporary suite comprising: W.C. wash basin and double shower cubicle with chrome shower, stainless steel heated towel rail, tiling to walls and floor with under floor heating and uPVC double glazed window.

Family Bathroom

11'7" x 6'7" (3.55 x 2.02)

Fitted with a four piece contemporary suite comprising: W.C. wash basin, shower cubicle with chrome shower and panel bath with central mixer tap, stainless steel heated towel rail tiling to all walls and floor with under floor heating and uPVC double glazed window.

Bedroom Two

9'6" to wardrobe x 14'11" (2.90 to wardrobe x 4.56)

UPVC double glazed window to the side elevation, under floor heating and built-in wardrobes.

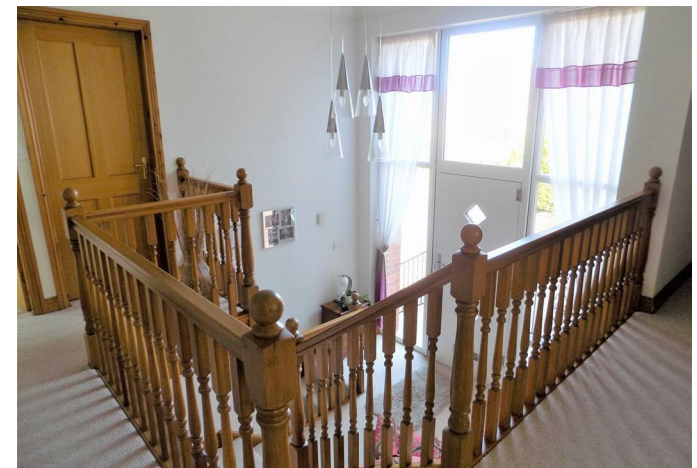
Bedroom Three

11'8" x 10'7" (3.58 x 3.24)

UPVC double glazed window to the front elevation, under floor heating and built-in wardrobe.

Ground Floor Hall

With solid wooden doors to the Double Garage and Bedroom Four / Home Office.



Bedroom Four / Home Office

11'10" x 13'11" (3.62 x 4.26)

UPVC double glazed window to the front elevation and under floor heating.

Double Garage

18'3" max x 25'7" max (5.58 max x 7.81 max)

Light and power and electric double garage door.

Outside to the Rear and Side

The private Garden has been beautifully landscaped to provide a patio area ideal for entertaining and alfresco dining with mature planting and gravel beds. there is pedestrian access to the front elevation and a lawned garden to one side.

Outside to the Front

There are wrought iron vehicle gates accessing the driveway providing off street parking and steps leading up to the Entrance.,

Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>





Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC



