

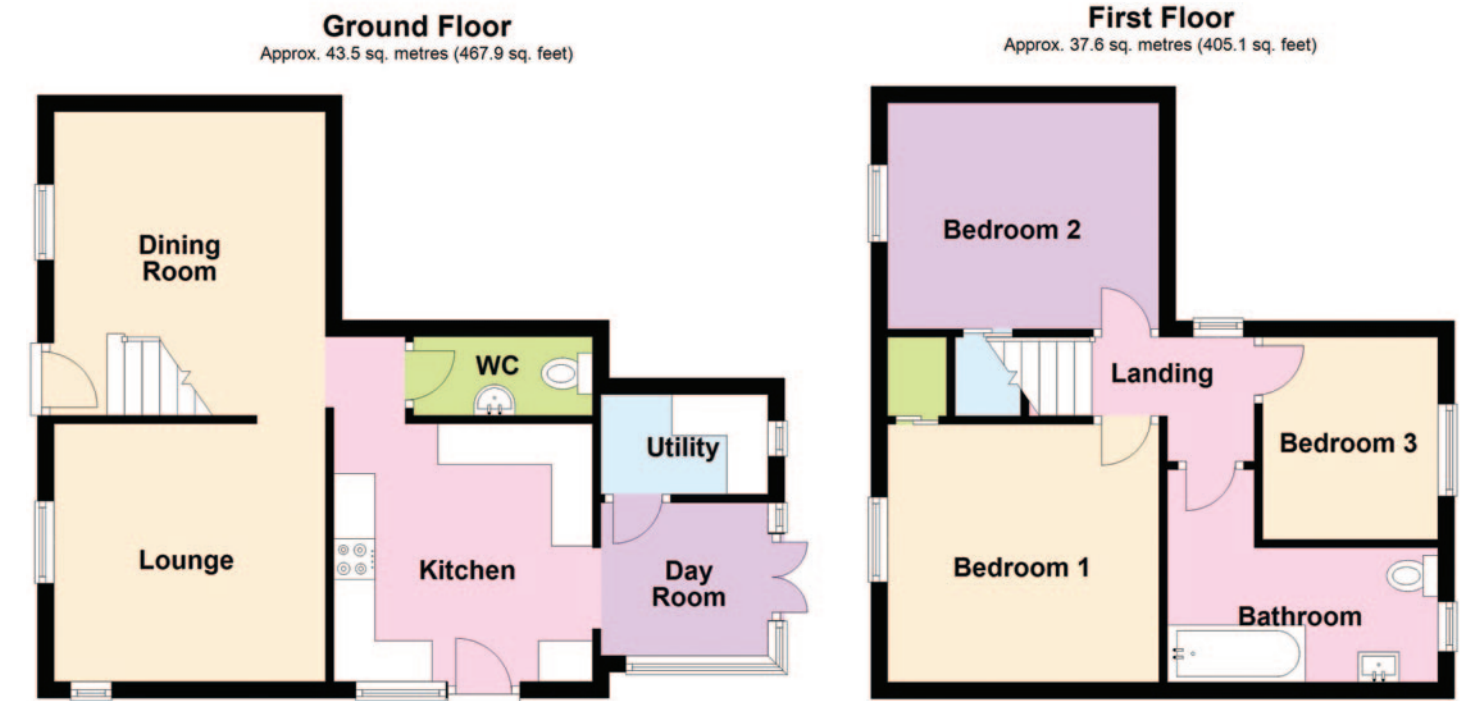
# Lowdham

Red Lane  
Nottingham NG14 7AU

DavidJames  
the estate agent



## Property floor plan & measurements



### GROUND FLOOR

**Lounge**  
3.30m x 3.15m  
(10'10" x 10'4")

**Dining Room**  
3.70m x 3.31m  
(12'2" x 10'10")

**Kitchen**  
3.15m x 3.10m  
(10'4" x 10'2")

### Day Room

2.03m x 1.88m  
(6'8" x 6'2")

### Utility

2.03m x 1.22m  
(6'8" x 4'0")

### WC

2.18m x 0.94m  
(7'2" x 3'1")

### FIRST FLOOR

**Bedroom One**  
3.30m x 3.15m  
(10'10" x 10'4")

**Bedroom Two**  
3.30m x 2.77m  
(10'10" x 9'1")

**Bedroom Three**  
2.46m x 2.14m  
(8'1" x 7'0")

### Bathroom

3.30m max x 2.59m max  
(10'10" max x 8'6" max)

81.1 sq metres  
(873.0 sq feet)

Total  
Area  
(Approx)

Newark & Sherwood  
District Council

Band  
E

### Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

### COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

### THIRD PARTY REFERRAL ARRANGEMENTS

David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis:  
W A Barnes Ltd: £60 including VAT.  
All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average).  
MoveWithUs Limited: £188 including VAT (average).

(M)

Guide Price

£325,000

Detached Cottage

3 bedrooms

EPC Rating

E (44)

Tenure

Freehold

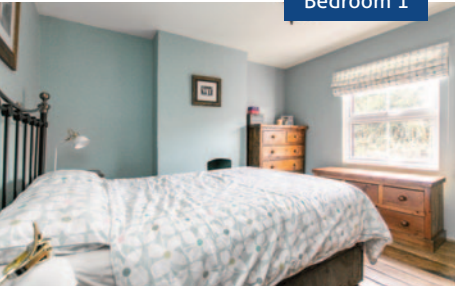
Mapperley Branch

45b Plains Road t 0115 962 4213 e mapperley@david-james.com www.david-james.com

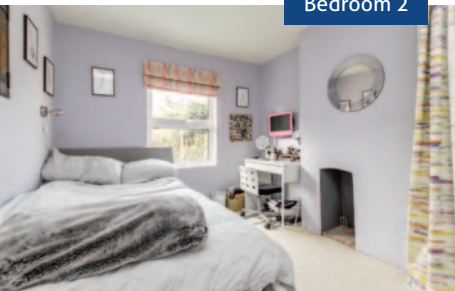




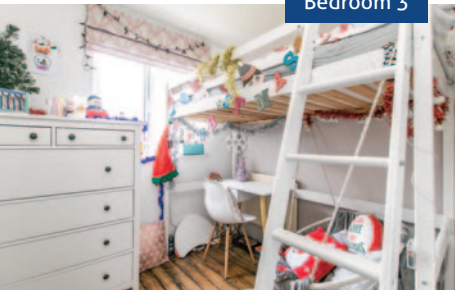
Kitchen



Bedroom 1



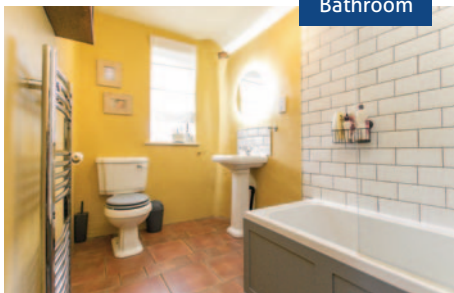
Bedroom 2



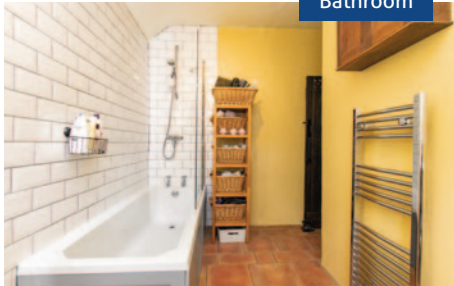
Bedroom 3



Lounge



Bathroom



Bathroom



Garden



Rear

Location Map

Please note that the pin on the map may not show the exact location of the property

Key Features

✓ Charming detached cottage

✓ Three good-sized bedrooms

✓ Lounge with feature gas fire

✓ Separate dining room

✓ Versatile sitting room with French doors

✓ Kitchen with integrated appliances

✓ Utility room and ground floor WC

✓ Family bathroom with three piece white suite

✓ Lawned rear garden with passing brook

✓ Off-street parking for two vehicles at the front

Summary

VIDEO TOUR AVAILABLE ON REQUEST!

A characterful and well-presented three bedroom detached cottage in the highly sought after Lowdham!

There's a lounge with feature gas fire, separate dining room, further versatile day room, WC and kitchen with separate utility room whilst upstairs, the bedrooms are complemented by a beautiful family bathroom with three piece white suite.

Outside, the property enjoys a lawned rear garden with a passing brook with off-street parking available at the front for two vehicles.

Viewing highly recommended!

Stamp Duty Rates

First time purchase

£0.00

Buying your next home

£0.00

Additional or buy to let property

£9,750.00

For more information visit [www.david-james.com/stampduty](http://www.david-james.com/stampduty)