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**DavidJames**  
the estate agent

**Francklin Road, Lowdham, Nottingham, NG14 7BG**

**Guide Price £240,000**



# About This Property

GUIDE PRICE £240,000 - £260,000. This is a fantastic opportunity to acquire an extended semi-detached home, located in the highly sought after village of Lowdham! Offered to the market with no upward chain, this property boasts immense potential for personalisation and reconfiguration to suit your needs.

Upon entering, you are greeted by an initial porch leading into an entrance hall, which houses the panel for the burglar alarm system. The spacious lounge features an electric fire and a bay window that floods the room with natural light. The fitted kitchen is equipped with a range of units, an in-built pantry and includes a freestanding cooker, washing machine and fridge.

From the rear lobby, you have access to a convenient downstairs WC and a utility room, which is home to the annually serviced Baxi boiler. The ground floor also accommodates a bathroom with a three-piece suite.

Upstairs, the property comprises three well-proportioned bedrooms. The primary bedroom offers excellent views towards the open countryside, providing a peaceful retreat at the end of the day.

Externally, the generous rear garden is a standout feature. It starts with an initial patio area, complete with a timber shed and an outside tap, leading to a wonderful lawn adorned with an established apple tree. This outdoor space is perfect for gardening enthusiasts or those looking to relax.

To the front, a driveway leads to a carport at the side of the property, offering the potential to park one or two small vehicles.

This property in Lowdham presents a unique chance to create a home tailored to your preferences in a prime village location. With its ample space, excellent garden and no upward chain, it's a blank canvas awaiting your personal touch.



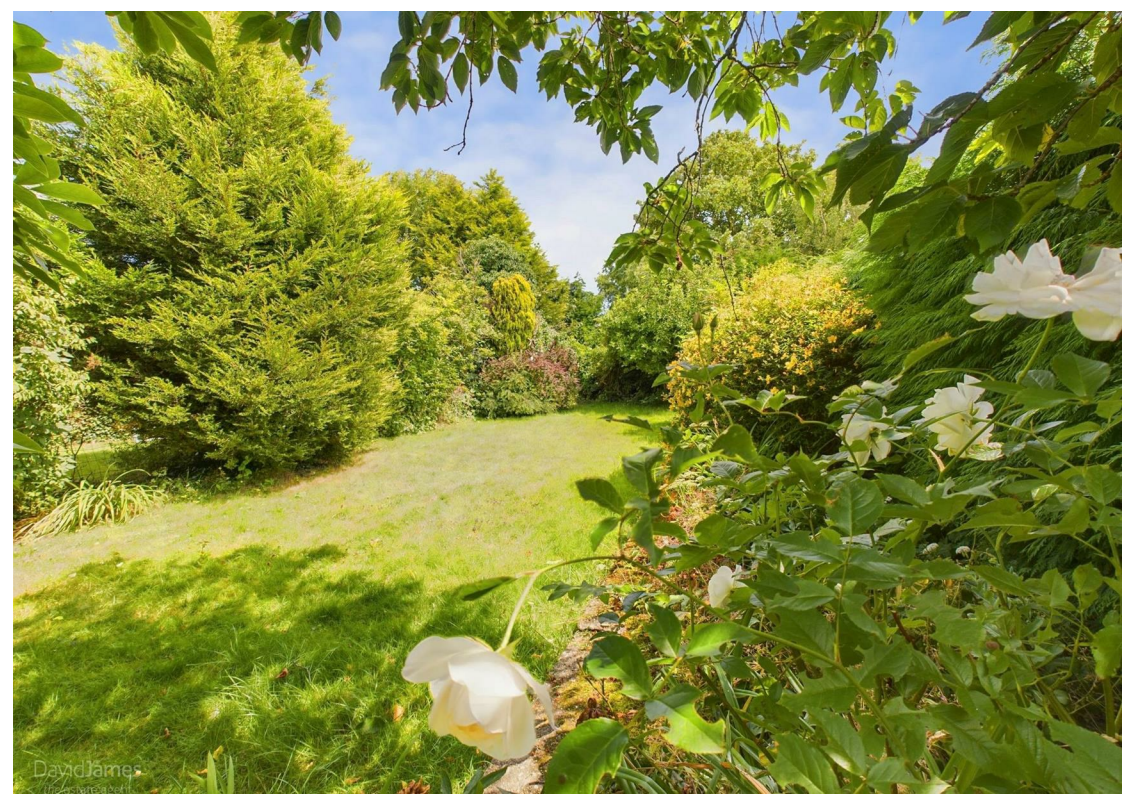
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- Extended semi-detached home
- Offered to the market with no upward chain
- Huge potential to modernise and reconfigure
- Bright and spacious lounge with a feature bay window
- Kitchen with a separate utility room
- Ground floor bathroom with a three-piece suite
- Three first floor bedrooms
- Excellent views to the front towards open countryside
- Fantastic established rear garden
- Driveway and carport to the front

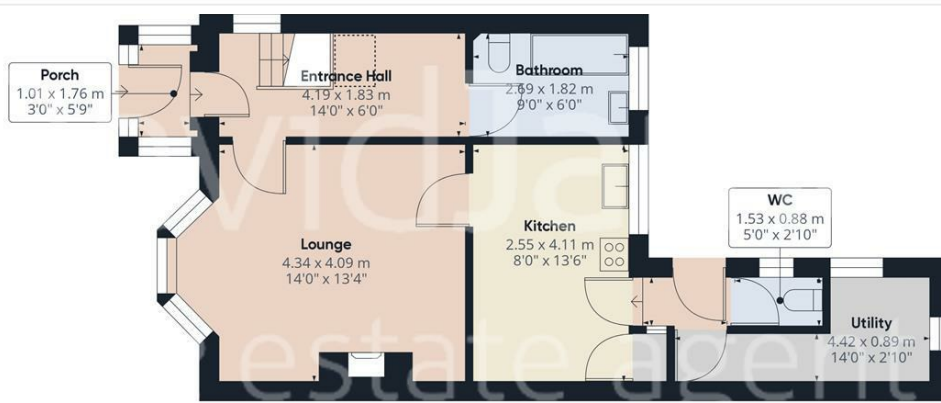


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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
91.53 m<sup>2</sup>  
985.22 ft<sup>2</sup>

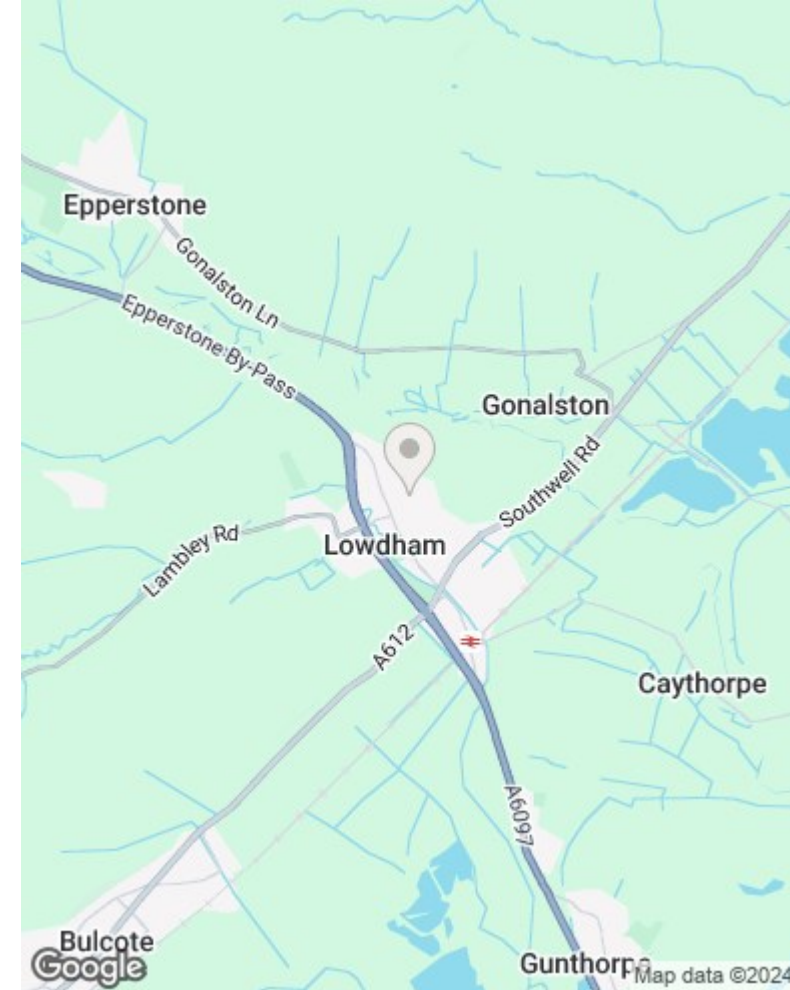
**Reduced headroom**  
1.91 m<sup>2</sup>  
20.56 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: B**  
**Newark and Sherwood District**  
**Council**  
**Freehold**

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