



1 Lowdham Road, Gedling – NG4 4JP

Guide Price **£260,000 – £270,000**

DavidJames
the estate agent



1 Lowdham Road

Gedling, Nottingham

Detached home in sought-after location with spacious lounge, dining kitchen, 3 bedrooms, stunning views, luxury bathroom, air source heating, parking, landscaped garden. Close to schools and bus routes.

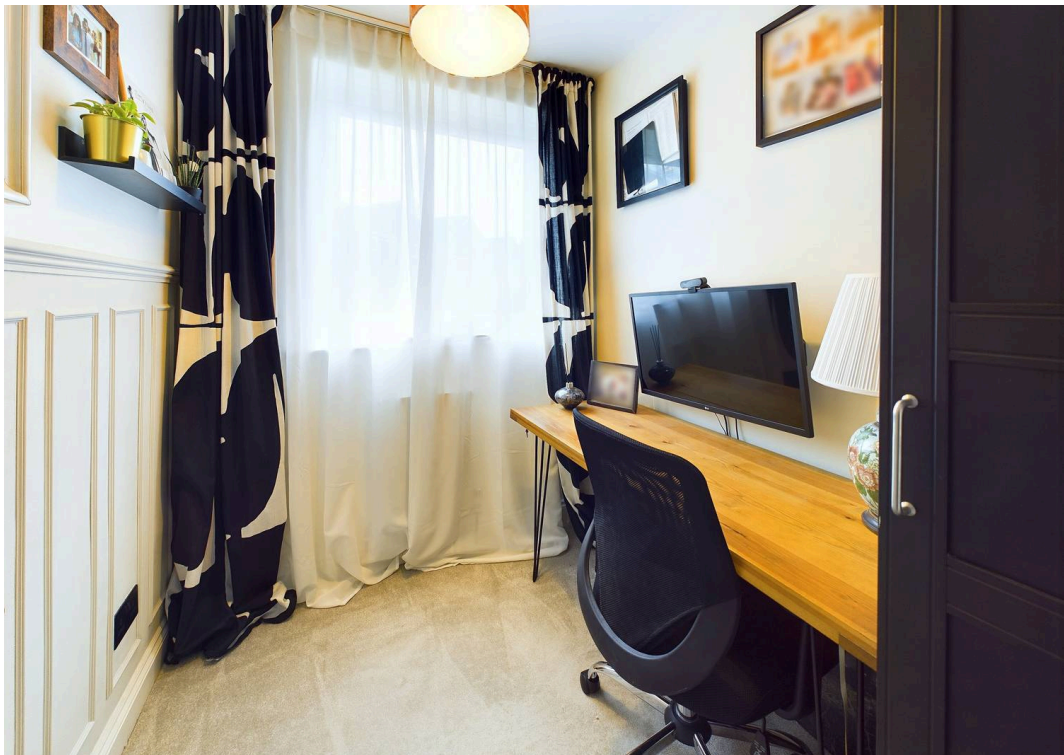
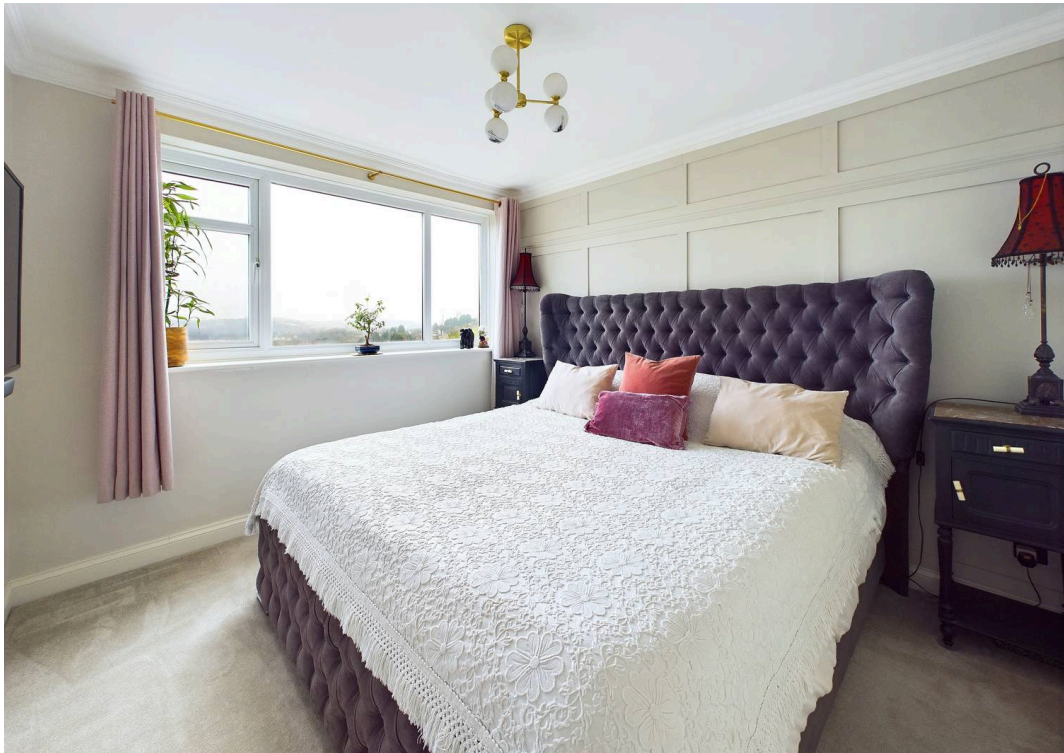
Council Tax band: C

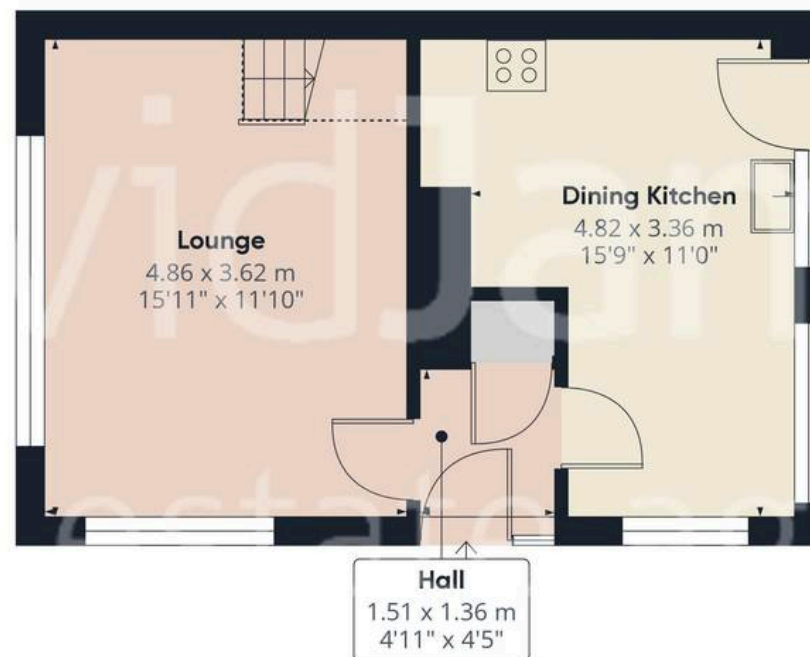
Tenure: Freehold

EPC Energy Efficiency Rating: E

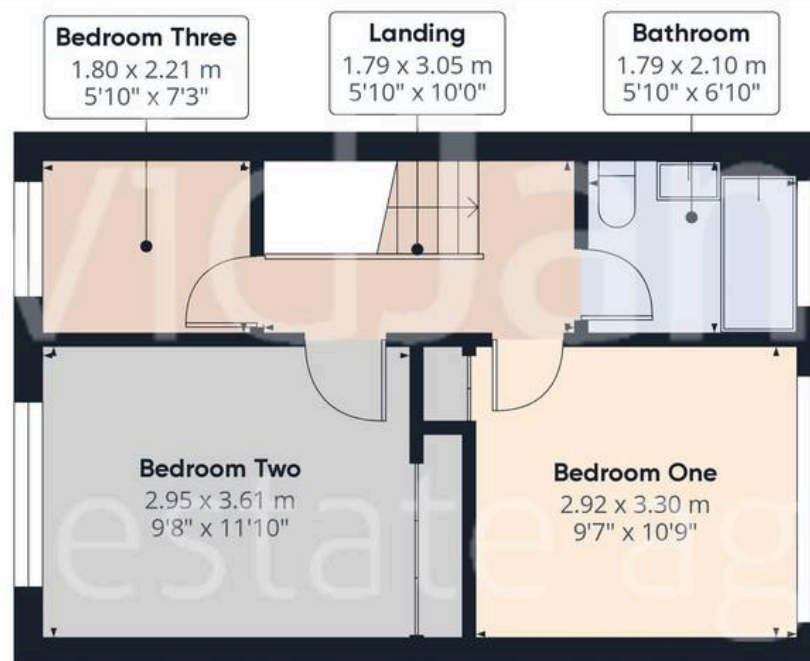
- Detached house
- Three bedrooms, bedroom one with stunning views to the rear elevation and bedroom two with built-in wardrobes
- Entrance hall situated to the side of the property
- Lounge with open stairs to the first floor and windows to two elevations
- Dining kitchen with tiled flooring and integrated double oven, hob and fridge freezer
- Stylish bathroom/Wc with white suite and mains shower with rainwater shower head
- Air source heat pump powered central heating, UPVC double glazing
- Gated, tandem block paved driveway and car port provide off road parking
- Lawned rear garden with initial block paved patio area and additional sunken seating area
- Close to local schools and bus routes







Floor 0



Floor 1

Approximate total area⁽¹⁾

69.9 m²

752.42 ft²

Reduced headroom

1.3 m²

13.96 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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