



2 The Forge Main Street, Lowdham, NG14 7BP

£325,000

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# 2 The Forge Main Street Lowdham, NG14 7BP

- End terraced cottage
- Utility & downstairs toilet
- Breakfast kitchen with appliances
- Two double bedrooms
- UPVC double glazed garden room
- Desirable village location

Tucked away off Main Street, The Forge is a charming end-terrace cottage located in the centre of this picturesque village. Lowdham has a range of amenities and services including a post office, village hall and a library, as well as reputable Primary Schools, pubs and a Co-op local just a short walk away.

This delightful property, built around 1860, has been very well maintained and modernised by the current owners, creating an ideal home for those seeking a blend of character and comfort.

As you step inside, you are greeted by two inviting reception rooms, each adorned with beamed ceilings that enhance the cottage's period charm. The replacement double-glazed sash windows not only preserve the aesthetic appeal but also ensure a warm and inviting atmosphere throughout the home.

The heart of the cottage is undoubtedly the farmhouse-style breakfast kitchen, which is both functional and stylish, with several integrated appliances, a fitted breakfast table and also features a separate utility room and a convenient downstairs toilet. The kitchen is perfect for those who enjoy cooking and entertaining.

One of the standout features of this property is the lovely fully glazed conservatory-style garden room. This bright and airy space is equipped with power, making it a versatile area that can be used as a home office, a playroom, or simply a serene spot to relax and enjoy the views of the garden.

With two well-proportioned double bedrooms and a large well-appointed bathroom, The Forge offers comfortable living spaces that cater to modern needs while retaining its historical charm. This property is a rare find, combining the allure of a period home with the conveniences of contemporary living. Whether you are a first-time buyer or looking to downsize, this cottage is sure to capture your heart. And to be fully appreciated, viewing is strongly advised!



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## Entrance Porch

With a composite front entrance door, tiled floor, light and high-level cupboard housing the RCD board (replaced in 2021), and a secondary door through to the dining room.

## Dining Room

With a beamed ceiling, spindled staircase leading to the first floor, radiator, glazed panel door through to the kitchen, UPVC double-glazed sash window to the front and a large opening through to the living room.

## Living Room

Stone fireplace with brick hearth and living flame coal effect gas fire, decorative wooden surround and wall light points on either side of the chimney breast. Radiator, beamed ceiling and UPVC double-glazed sash window to the front.

## Breakfast Kitchen

A range of wall and base units with farmhouse style doors in cream, with wood effect worktops and stone coloured composite one-and-a-half sink unit and drainer with tiled splashbacks. Decorative brick alcove/arch housing the Hotpoint electric double oven, four-ring gas hob and filter hood. There is also an integrated dishwasher, fridge and separate freezer. Fitted breakfast table, front entrance porch with stable door and door through to the utility room.

### Utility Room

Base unit with tiled worktop and inset sink unit and drainer, matching tall shelved cupboard, plumbing for washing machine, radiator, wood effect tiled floor continuing through to the downstairs toilet. LED downlights, UPVC double-glazed front window, and wall mounted Worcester Bosch gas boiler.

### Downstairs Toilet

Consisting of a toilet and a corner wash basin with tiled splashback, matching tiled floor, radiator, LED downlight and UPVC double-glazed front window.

### First Floor Landing

A split landing with recessed ceiling spotlights.

### Bedroom 1

Built-in part mirrored wardrobes to one wall, with a mixture of single rail, double rail and shelving, Radiator and UPVC double glazed sash window to the front.

### Bedroom 2

A large built-in part shelved double wardrobe, radiator, fitted desk with shelving above, UPVC double-glazed sash window to the front and a loft hatch with ladder into a partially boarded roof base with light.

### Bathroom

Consisting of a bath with full height tiled surround and a mains shower. Pedestal wash basin, toilet, and bidet with tiled surround. Tile effect vinyl flooring, radiator, separate towel rail, airing cupboard housing the hot water cylinder and further RCD board also replaced in 2021. Separate built-in cupboard and UPVC double-glazed front window.

### Outside

From Main Street, pedestrian gated access leads across the front of the neighbouring cottages, leading onto the large stone-flagged and gravelled courtyard garden, with further gravelled areas, LED floodlights, additional carriage-style wall lighting and a garden shed located to the far side. There is a UPVC double-glazed garden room, which is brick-built with a fully glazed roof with openers, power points and tiled floor with a bin store to the rear.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band D

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:

no







FLOOD RISK: very low  
ASBESTOS PRESENT: NK  
ANY KNOWN EXTERNAL FACTORS:  
LOCATION OF BOILER: Utility Room  
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: no  
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







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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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41 Plains Road, Mapperley, Nottingham, NG3 5JU  
 0115 953 6644  
 sales@marriotts.net

[www.marriotts.net](http://www.marriotts.net)

