

# Emma Terry Homes

*moving made personal*



8 Kingfisher Court Epperstone Road

Lowdham, Nottingham, NG14 7BU

Asking price £169,950



# 8 Kingfisher Court, Epperstone Road, Lowdham, Nottingham NG14 7BU

\*\* Over 55's \*\*

8 Kingfisher Court has an open rear aspect providing views over farmland, this first floor apartment is a must see for those wishing to experience low maintenance living within a small development close to the village centre of Lowdham.

The apartment features a bedroom with fitted wardrobes, fitted kitchen with built in appliances, entrance hall with storage cupboard, a shower room and a dual aspect lounge with dining area which has delightful views over the farmland.

There is a communal conservatory overlooking the back garden and fields beyond, resident parking and stunning communal gardens.

Lowdham is a sought after village location with both rail and direct bus routes into Nottingham City Centre. The village amenities include a Co-op, Post Office, Public Houses/Restaurants, Doctors, Chemist and a Primary School.



Communal Entrance door leads through communal hall. Access to the flat is via stairs through entrance door.

## HALL

Electric radiator, Cupboard with fuse box, Loft access which is boarded and fitted with a light.

## KITCHEN

Fitted with a range of wall and base units, hob, extractor fan, UPVC window to front elevation, built in oven, integrated microwave, in built fridge freezer and 1 1/2 bowl stainless steel sink with mixer tap.

## LOUNGE/DINER

11'5" x 21'2" (3.48m x 6.47m )

UPVC double glazed window to front and rear elevation, Electric fire with surround and electric radiator.

## BEDROOM

12'10" x 9'1" (3.92m x 2.79m)

Built in wardrobes with vanity table, drawers and cupboards, electric radiator and UPVC double glazed window to rear aspect.

## BATHROOM

Walk in shower, low level flush W.C, sink with mixer tap, frosted UPVC window to front elevation, Sensor lit mirror, extractor fan and under floor heating.









### Road Map



### Hybrid Map



### Terrain Map



8, Kingfisher Court, Epperstone Road, Lowdham, NG14 7BU

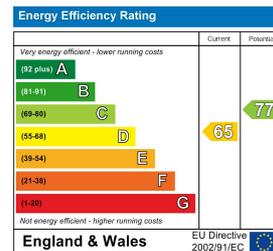


All measurements are approximate and for display purposes only

### Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.