



**19 Nottingham Road, Lowdham,
Nottinghamshire, NG14 7AN**

Price Guide £379,950

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Price Guide £370,000 - £390,000
- 3 Bedrooms, Two Receptions
- Utility & Ground Floor Cloakroom
- Parking For Numerous Cars
- Double Glazing & Gas Central Heating
- Detached Family Home
- Conservatory
- Large Rear Garden, Approx 100ft
- 30 Ft. Workshop, With Car Lift

A well presented and individual detached family home benefiting from gas central heating and UPVC double glazing. The property is situated on a good sized plot with a large rear garden in excess of 100 feet and houses a detached 30 foot workshop ideal for the car enthusiast as it houses an electric vehicle lift. In brief the accommodation comprises entrance hall, downstairs cloakroom, utility room, inner hallway, fitted kitchen, lounge through to dining room, conservatory, three bedrooms and a family bathroom, front and rear gardens and a detached workshop/garage.

PART GLAZED ENTRANCE DOOR GIVES ACCESS TO:

ENTRANCE HALL

8'6" x 6'4" (2.59 x 1.93)

Having oak flooring, coving to the ceiling, dado rail, central heating radiator and UPVC double glazed window to the front aspect. Further doors leading to:

DOWNSTAIRS CLOAKROOM

Having two piece white suite comprising wall mounted wash hand basin, low level wc, dado rail, central heating radiator, blue and white tiling to the walls and UPVC double glazed window to the front aspect.

UTILITY/STORE ROOM

Having plumbing for automatic washing machine and extractor fan.

INNER HALLWAY

9'1" max x 8'7" (2.77 max x 2.62)

Ideally suited as an office area having dado rail, central heating radiator, oak flooring, stairs with spindled ballustrade leading to the first floor accommodation, part glazed Georgian style double doors giving access through to the lounge with further door giving access through to the kitchen.

SITTING ROOM

14'6" max x 10'7" (4.42 max x 3.23)

Having fireplace with inset Valor gas living flame fire, coving to the ceiling, central heating radiator, TV point, oak flooring and UPVC double glazed bay window to the rear aspect. Archway leads through to:

DINING ROOM

10'6" max x 9'9" (3.20 max x 2.97)

Having oak flooring, coving to the ceiling, central heating radiator, UPVC double glazed window to the side aspect, further glazed doors giving access through to the conservatory. Single Georgian style paned door giving access to:

KITCHEN

15'4" x 8'8" (4.67 x 2.64)

Having a range of fitted wall and base units with solid wood worktops, inset sink and drainer unit, Rangemaster oven with four ring gas hob, gas griddle and electric hot plate with gas double oven under, wall mounted extractor unit over, part tiling to the walls, low level plinth heater, quarry tiled floor, UPVC double glazed window to the front aspect with half glazed door leading to the side of the property.

CONSERVATORY

14'0" max x 10'8" max (4.27 max x 3.25 max)

Having UPVC double glazed panels, wall mounted remote controlled air conditioning unit, UPVC double glazed french doors leading to the rear garden.

FIRST FLOOR LANDING

Having central heating radiator, loft access and UPVC double glazed window to the side aspect with further doors leading to:

BEDROOM ONE

12'4" x 10'7" (3.76 x 3.23)

Having built-in wardrobes with sliding door fronts, central heating radiator and UPVC double glazed window to the rear aspect.

BEDROOM TWO

12'3" x 10'7" (3.73 x 3.23)

Having central heating radiator and UPVC double glazed window to the rear aspect.

BEDROOM THREE

10'0" x 5'7" (3.05 x 1.70)

Having central heating radiator and UPVC window to the front aspect.

FAMILY BATHROOM

8'8" max x 6'4" (2.64 max x 1.93)

Having suite comprising panelled bath with Victorian shower handset and mixer tap, tiling to the walls, low level wc, wash hand basin inset in vanity unit, separate shower cubicle with tiled walls and power shower with brass rose over and glass screen, heated towel rail, central heating radiator, UPVC double glazed windows to the front and side aspects.

EXTERIOR

To the front of the property the garden is bordered mainly by hedging and has various shrubs with a gravelled area providing parking for several vehicles. A driveway runs down the side of

the property to the rear where the garden is over 100 feet in length having a raised deck area, mature gardens with borders containing various trees and shrubs, a garden shed and greenhouse.

GARAGE/WORKSHOP

30'0" x 15'0" (9.14 x 4.57)

Having double wooden doors, power and light. This workshop is ideal for the keen car or DIY enthusiast providing double length parking for two vehicles and housing an electric vehicle lift.

COUNCIL TAX BAND

Newark & Sherwood District Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

We understand that as part of the A614/A6097 proposed road improvements, there will be changes to the access to the front of the property. Although we understand this scheme has been approved by Nottinghamshire County Council, the works are yet to be commenced. The current proposal (if implemented) improves the access to the properties in this row, as it will place them off a small driveway / close.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>











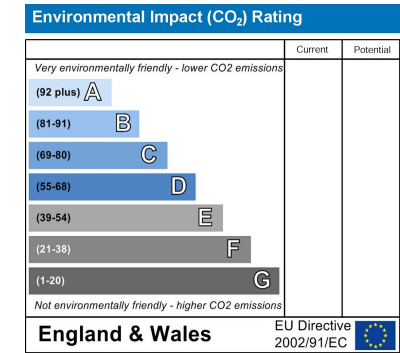
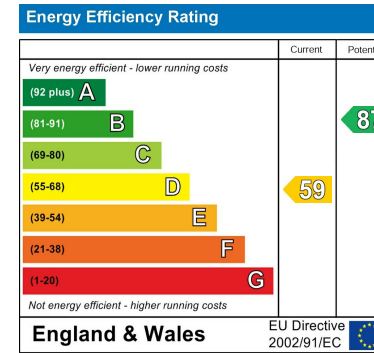


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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