



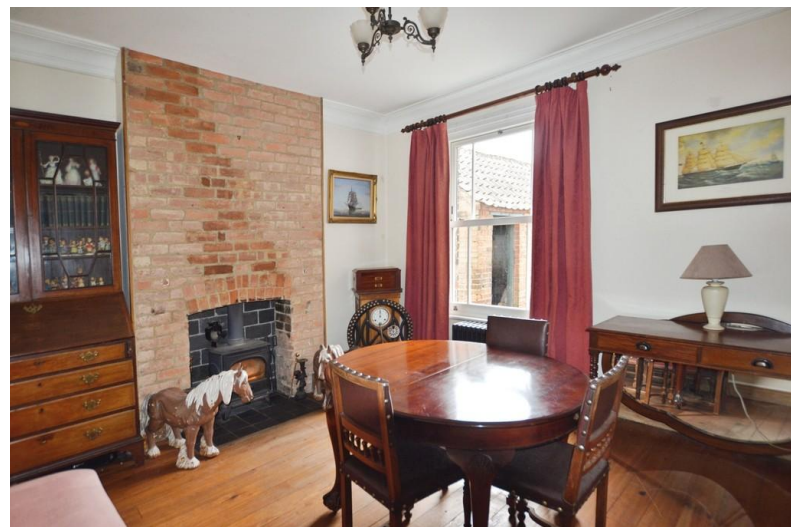
**6 Station Road, Lowdham,
Nottingham, NG14 7DW**



Book a Viewing!

£450,000

Lovingly restored by the present owner we highly recommend an early viewing to fully appreciate this delightful and spacious traditional Semi Detached House, situated in the heart of this popular village which offers a range of facilities and amenities. The accommodation includes, large Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, First Floor, Four good sized Bedrooms and Bathroom. Outside there is a long driveway with a range of outbuildings, lawned gardens to the front and to the rear a private lawned garden. No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D.

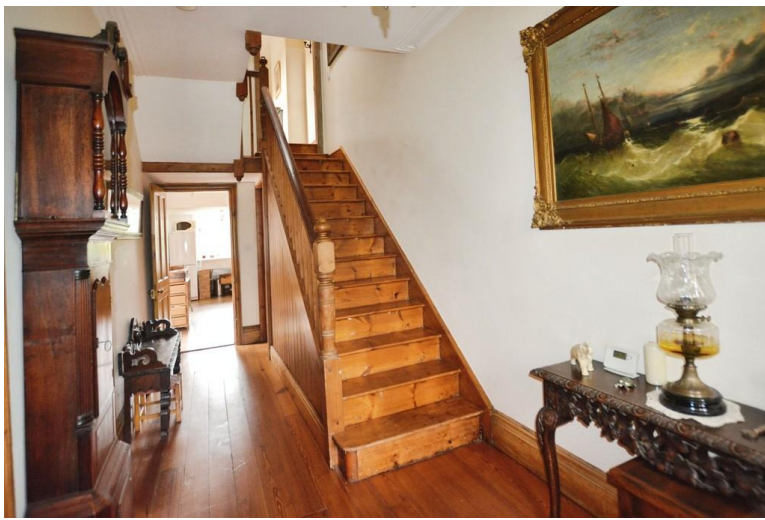
LOCAL AUTHORITY - Newark and Sherwood DC

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Lowdham is a thriving village some 10 miles to the north of Nottingham offering a useful range of facilities and amenities in the village centre, with more extensive amenities in Bingham, Mapperley and Arnold. Schools close by for all ages. Close to hand the historic Minster town of Southwell offers a more extensive range of amenities, professional services and a sports centre in a popular market town environment. From the village there is direct road and rail access into Nottingham and access to the M1 - A1 national road network and the East Midlands International Airport. Newark Northgate Station provides direct links into London as well (Approx 1hr 20 mins)



ACCOMMODATION

ENTRANCE PORCH

With tiled flooring and glazed panelled door.

ENTRANCE HALL

19' 6" x 7' (5.94m x 2.13m) With stripped wooden floor, traditional style radiator, under stairs storage cupboard and coved ceiling.

LOUNGE

12' x 13' (3.66m x 3.96m) With stripped wooden floor, double glazed bay window to the front elevation, feature cast iron fireplace with tiled hearth, wooden surround, tiled inset, coved ceiling and traditional style radiator.



DINING ROOM

12' x 13' (3.66m x 3.96m) With double glazed window to the rear elevation, stripped wood flooring, log burner with tiled hearth and brick surround, coved ceiling and traditional style radiator.

OPEN PLAN BREAKFAST KITCHEN

17' 6" x 10' 8" (5.33m x 3.25m) With underfloor heating, door to the rear elevation and double glazed windows to the side and rear elevations. The kitchen offers a basic range of cupboards, with space for a fridge/freezer, plumbing for a washing machine, a Valiant central heating boiler, an Armitage Shanks sink and space for a range style cooker/oven with extractor over



FIRST FLOOR LANDING

With glazed loft hatch allowing natural light to the landing space, radiator and additional loft access.

BEDROOM 1

12' x 13' (3.66m x 3.96m) With double glazed window to the front elevation, radiator, cast iron fireplace with tiled hearth and stripped wood flooring.

BEDROOM 2

13 max' x 12max' (3.96m x 3.66m) With double glazed window to the rear elevation, radiator, stripped wood flooring and cast iron fireplace with tiled hearth.



BEDROOM 3

11' x 7' (3.35m x 2.13m) With double glazed window to the front elevation, stripped wood flooring and coved ceiling. Plumbing is in place for this room to be converted into a potential bathroom.



BEDROOM 4

11' 2" x 11' 3" (3.4m x 3.43m) With double glazed window to the side elevation, stripped wood flooring, cast iron fireplace with tiled hearth, radiator and step down to the bathroom.

BATHROOM

6' 3" x 8' (1.91m x 2.44m) With freestanding bath with shower taps, Burlington pedestal wash hand basin, low level WC, double glazed window to the rear elevation, stripped wooden flooring and original radiator.

OUTSIDE

FRONT

Lawned front garden with flower/shrub borders, stone front boundary wall, front and side driveway and side light.

REAR GARDEN

Lawned garden totally enclosed with flower/shrub beds and borders and rear flagstone patio terrace.

OUTBUILDINGS

Three rear stores, comprising a workshop with light and power, a coal store/log store with light and a storeroom with plumbing for a washing machine, a WC (not in use) and light and power.





WEB SITE

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

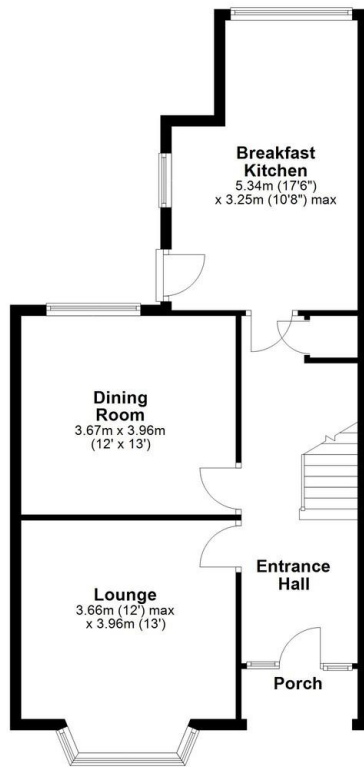
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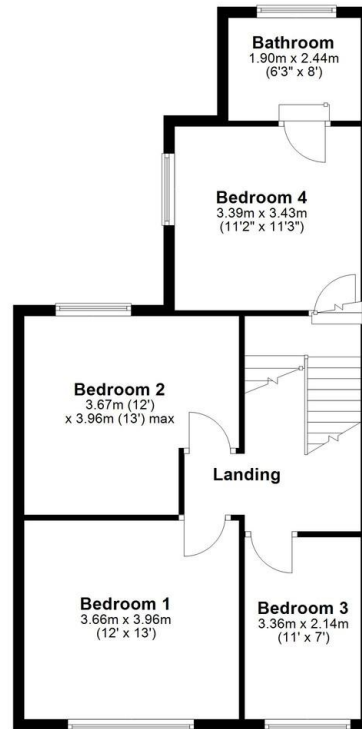
Ground Floor

Approx. 63.5 sq. metres (683.3 sq. feet)



First Floor

Approx. 62.7 sq. metres (674.9 sq. feet)



Total area: approx. 126.2 sq. metres (1358.2 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.