

# JOHNSONS & PARTNERS

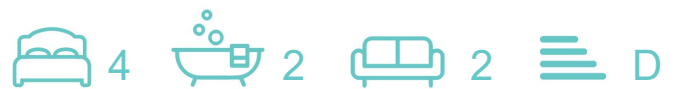
Estate and Letting Agency



## WOODLEIGH SKITHORNE RISE, LOWDHAM

NOTTINGHAM, NG14 7AQ

£575,000



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For Sale with No Chain | Four Bedroom Detached Home | Spacious Accommodation Throughout | Living Room and Dining Room | Wonderful Elevated Views | Popular Location | Viewings Advised |

Welcome to Woodleigh, Skithorne Rise - An exceptional four-bedroom detached residence situated in the picturesque village of Lowdham, Nottinghamshire. Immaculately maintained by the previous owner, this beautifully presented home offers versatile living spaces ideal for a range of buyers, including families seeking a tranquil rural lifestyle with modern comforts.

Step inside to discover a spacious living room flooded with natural light, complete with doors opening onto the private rear garden—perfect for relaxing and soaking in the sweeping countryside views. The inviting dining kitchen also boasts access to the garden, providing a delightful setting for family meals or entertaining guests. The ground floor further comprises two generous double bedrooms, one with a lift to the lower level of the property, and a well-appointed family bathroom.

Upstairs, you will find two additional bedrooms, including a principal suite with a private en-suite shower room. Both first-floor bedrooms benefit from ample eaves storage, maximising the usable space throughout.

A unique feature of this property is the lower ground floor, which serves as a flexible space with its own kitchen/utility area, WC, and two further rooms—ideal for a home office, gym, playroom, or even a guest suite.

Externally, enjoy a private rear garden with uninterrupted countryside vistas, a driveway providing parking for two vehicles, and a double garage to the front. Offered to the market with no upward chain, Woodleigh presents an unmissable opportunity for a seamless move. Early viewing is highly recommended to fully appreciate all that this remarkable home has to offer.

#### Entrance Hallway

#### Living Room

16'5" x 13'10" (5.01 x 4.22)

#### Kitchen Area

11'6" x 10'0" (3.53 x 3.05)

#### Dining Area

12'3" x 11'6" (3.75 x 3.53)

#### Ground Floor Bedroom

17'1" x 11'7" (5.22 x 3.55)

#### Ground Floor Bedroom

13'11" x 10'0" (4.25 x 3.05)

#### Bathroom

#### First Floor Landing

#### Bedroom

16'6" x 12'0" (5.04 x 3.67)

#### En-Suite

#### Bedroom

13'1" x 11'9" (4 x 3.60)

#### Basement -

#### Hallway

#### Room 1

13'8" x 10'0" (4.19 x 3.05)

#### Room 2

13'8" x 6'3" (4.19 x 1.93)

#### Kitchen Area

9'8" x 7'7" (2.97 x 2.33)

#### WC

#### Double Garage

17'4" x 17'0" (5.29 x 5.20)

#### Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

#### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Newark and Sherwood - Band F

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



## Road Map



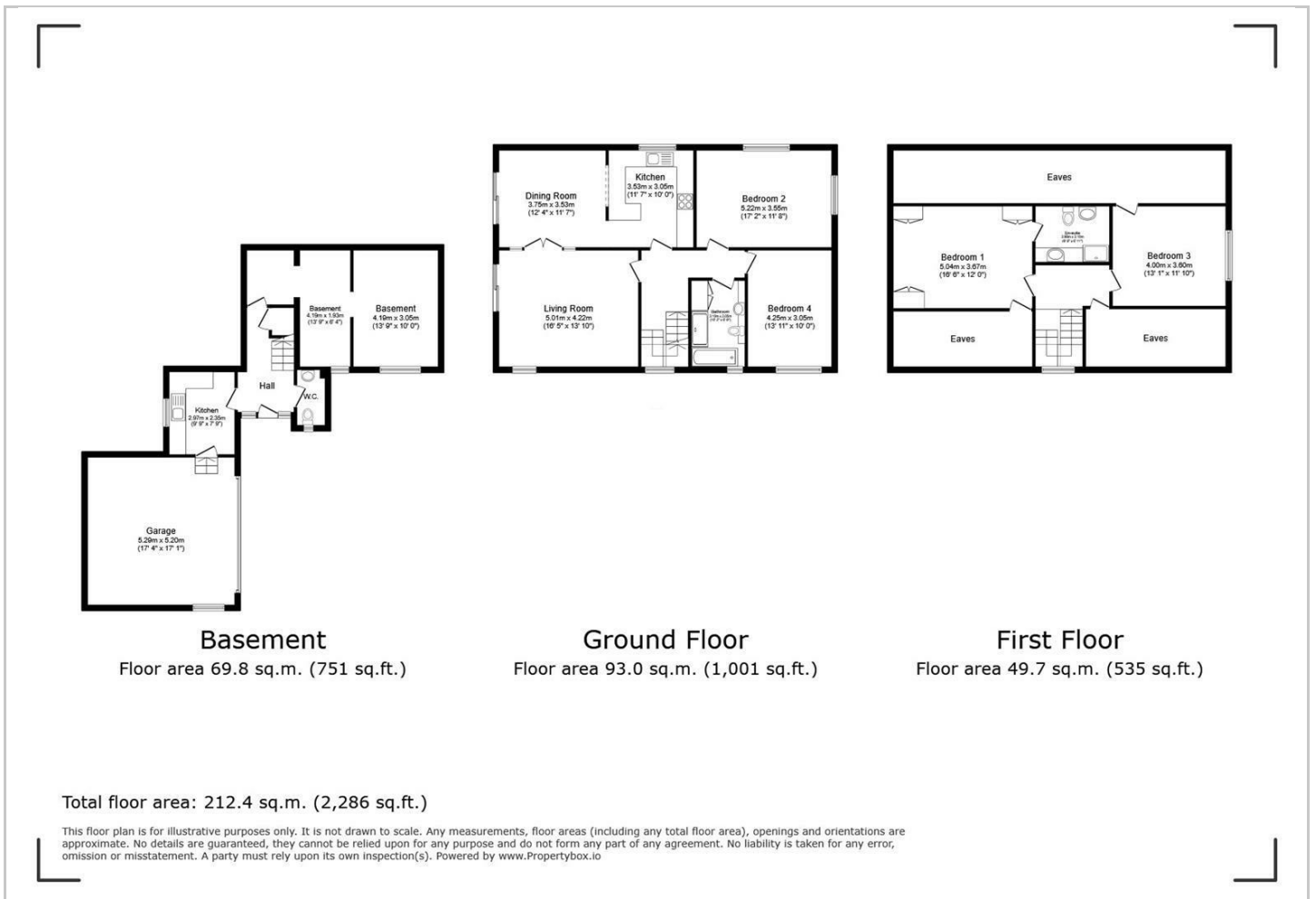
## Hybrid Map



## Terrain Map



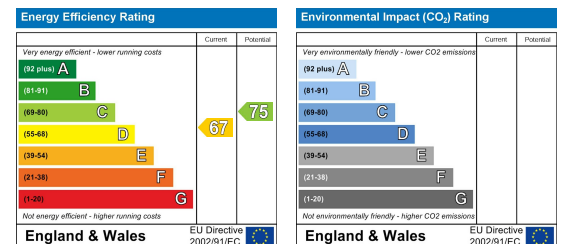
## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 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.