



2 The Forge Main Street, Lowdham, NG14 7BP

£350,000

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# 2 The Forge Main Street Lowdham, NG14 7BP

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

£350,000



### 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 and decorative wooden surround, wall light points on either side of the chimney breast, radiator, beam 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 Worcesterbosch gas boiler.

### Downstairs Toilet

consisting of a toilet and a corner wash basin with tiled splashback, a matching tiled floor, a radiator, an LED downlight, and a 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, a shared 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, PowerPoints, 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:

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:







**FLOOD RISK:**  
**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:**







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	



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