



11 Lime Tree Gardens, Lowdham,  
Nottingham, NG14 7DJ

Offers Over £350,000

Tel: 01636 816200

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Refurbished Detached Bungalow
- Superbly Fitted Kitchen
- 3 Good Bedrooms
- Landscaped Gardens
- Convenient Location
- Modern Interior Throughout
- Spacious Lounge/ Diner
- Modern 4-Piece Bathroom
- Driveway & Garage

A fantastic opportunity to purchase this superbly appointed detached bungalow, significantly upgraded by the current owners to now provide a modern contemporary interior including a fantastic fitted kitchen with built-in appliances.

There is a useful entrance porch/boot room leading to the entrance hall, a spacious twin aspect lounge/diner then three good bedrooms and a superbly presented 4-piece bathroom with shower and feature free-standing bath.

The gardens have been landscaped with low maintenance in mind and include attractive paved patio areas and artificial lawns as well as driveway parking to the front of the garage with electric door and utility space at the rear.

### ACCOMMODATION

A composite entrance door with glazed side panels leads into the entrance porch/boot room.

### ENTRANCE PORCH/BOOT ROOM

A useful entrance with tiled flooring and plenty of space for hanging coats plus a part glazed door into the entrance hall.

### ENTRANCE HALL

With a central heating radiator, access hatch to the roof space, a wall mounted digital Nest central heating thermostat and doors to rooms including a part glazed door into the lounge diner.

### LOUNGE DINER

A spacious dual aspect lounge diner with two central heating radiators, uPVC double glazed windows to both the front and side aspects and a part glazed door into the kitchen.

### KITCHEN

A superbly fitted kitchen fitted with a contemporary range of base and wall cabinets with stone effect worktops and matching splashbacks. There is an inset composite single drainer sink with mixer tap plus a range of built-in appliances including a five burner gas hob with glass splashback and chimney extractor hood over. There is an eye level double oven with grill, integrated refrigerator and dishwasher plus spotlights to the ceiling, a uPVC double glazed window overlooking the rear garden and a part glazed door to the side lobby.

### SIDE LOBBY

A useful space with tiled flooring, uPVC double glazed doors to both the front and rear aspects and doors through to the garage

### INNER HALLWAY

With doors to the bedrooms and the bathroom.

### BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the rear elevation and a wall mounted air conditioning unit.

### BEDROOM TWO

A double bedroom with spotlights to the ceiling, two uPVC double glazed windows and a central heating radiator.

### BEDROOM THREE

With a central heating radiator, spotlights to the ceiling, a uPVC double glazed window to the rear elevation and a wall mounted air conditioning unit.

### BATHROOM

A superbly fitted four piece bathroom fitted with a contemporary suite including a freestanding deep fill bath with floor standing pillar style mixer tap and shower attachment. There is a vanity wash basin with mixer tap and drawers below, a concealed cistern toilet and a large shower enclosure with fixed glazed screening and mains fed shower including an overhead rainfall shower. Fully tiled flooring and walls, two uPVC double glazed obscured windows, spotlights and an extractor fan to the ceiling and a large towel radiator.

### DRIVEWAY & GARAGING

There is a single width driveway at the front of the property leading to the attached garage with electric roller shutter door to the front of the garage and an area to the very rear providing utility space including plumbing for a washing machine.

### GARDENS

The front of the plot has been landscaped to include attractive paved pathways, an artificial lawn and a gravelled space suitable for car standing. The rear garden is enclosed with timber panelled fencing and includes an extensive paved patio seating area with large raised timber sleeper beds and artificial grass areas.

### COUNCIL TAX

The property is registered as council tax band D.

### VIEWINGS

By appointment with Richard Watkinson & Partners.

### 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>

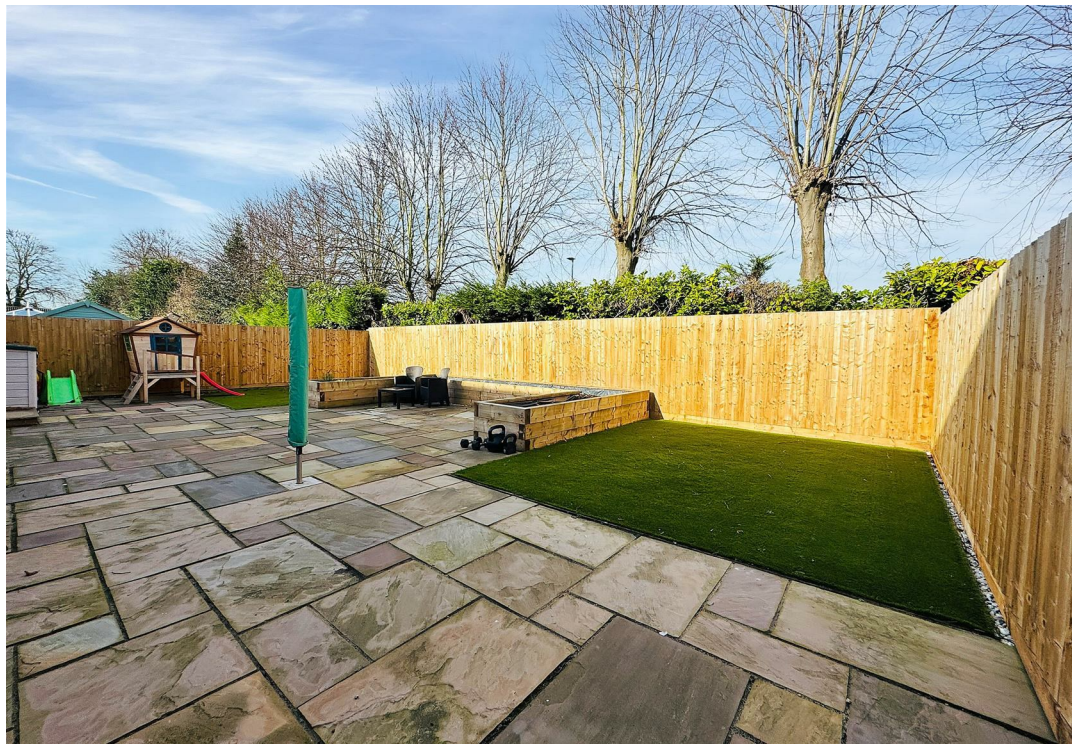
School Ofsted reports:-

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

Planning applications:-

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

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

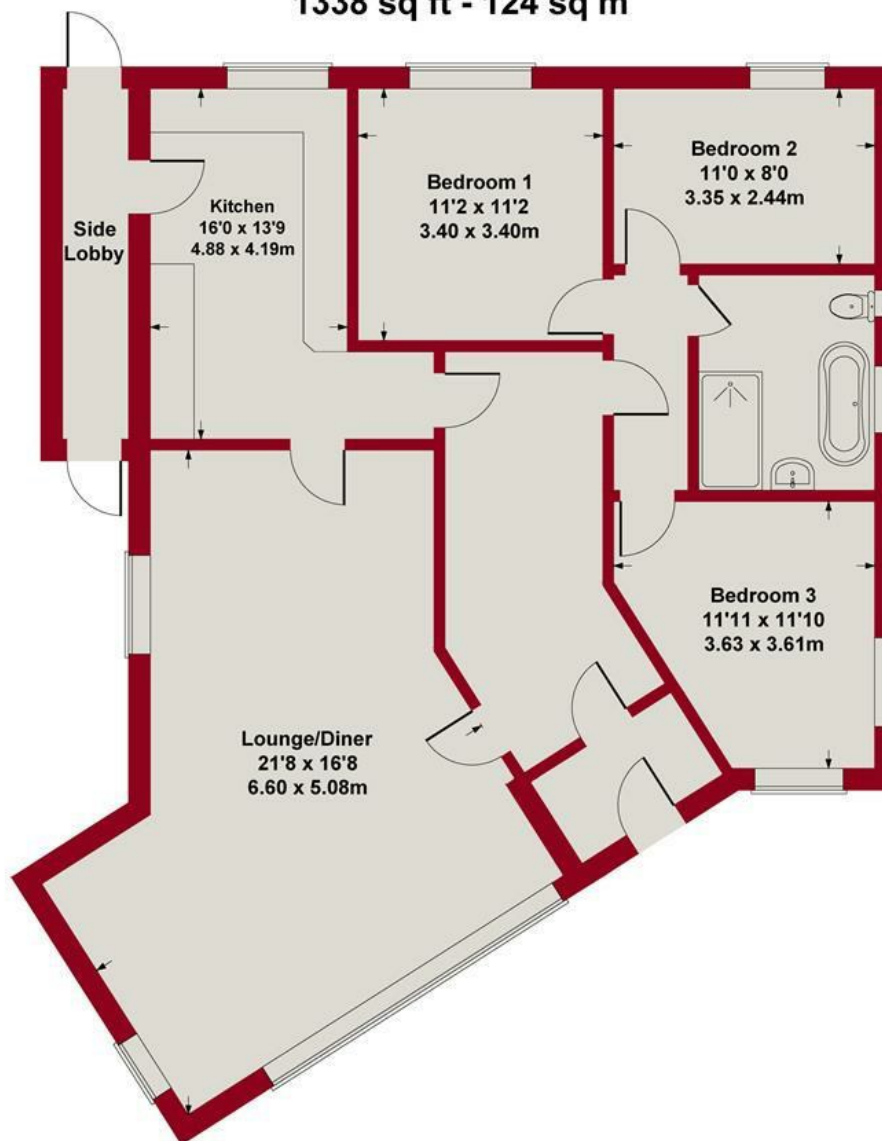






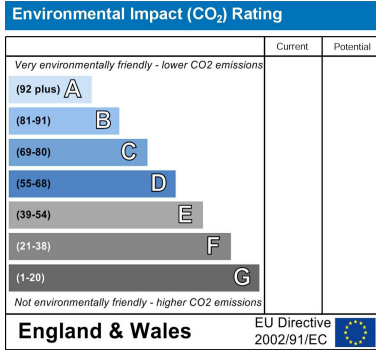
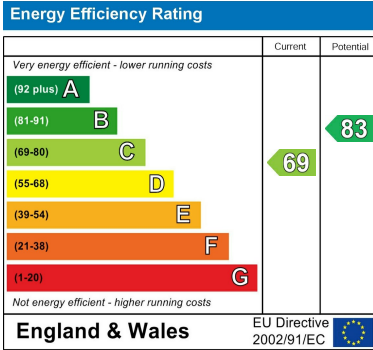


**Approximate Gross Internal Area  
1338 sq ft - 124 sq m**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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