



' THE BURROW '

EPPERSTONE ROAD LOWDHAM NOTTINGHAMSHIRE NG14 7BU

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



THE BURROW

A beautifully positioned detached bungalow in an enviable setting on the edge of the village with outstanding views across the Dover Beck landscape, an aspect which must surely be rated as one of the most appealing in the village.

Tucked away in a sheltered location accessed along a shared private drive leading from Old Epperstone Road this substantial property offers spacious well-planned accommodation of a high standard.

The appealing central open plan living room - kitchen has an uninterrupted aspect across the neighbouring countryside. A separate sitting room provides a private reception room, again enjoying the rural aspect.

In turn, accessed from the spacious entrance hall, there is a small study, a main bedroom with large shower room and from a separate hallway there is access into two further double bedrooms and the main bathroom.

LOWDHAM

Lowdham is a thriving village offering extensive retail amenities including a Co-op supermarket, a thriving Post Office, a well-managed pharmacy and the Jubilee Park Medical Centre.

The village has a thriving primary school rated Outstanding by Ofsted and a wide range of sporting facilities including football, cricket and tennis clubs, several village inns and direct road/rail access into Nottingham.

Close to hand the Minster town of Southwell offers an extensive range of retail amenities and professional services and subject to meeting the entrance requirements Southwell schooling is of a renowned standard.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

LIVING ACCOMMODATION

Canopied Storm Porch

Recessed UPVC leaded glass main entrance door.

Entrance Hall

A wide entrance hall having oak strip flooring which extends into inner hall and the study. Cloaks store and separate large storeroom with hot water cylinder. Ample cloaks/boot space.

Small Study 2.13m x 2.13m (7'0" x 7'0")

Central heating radiator.

Sitting Room 4.51m x 3.09m (14'80" x 10'10")

Private far-reaching aspect across the countryside. Contemporary white marble fireplace with inset white pebble remote control electric fire. Two central heating radiators. Internal double doors opening into the spacious combined living room and breakfast kitchen.

Open Plan Living Room - Breakfast Kitchen

6.10m x 3.05m (20'0" x 10'0")

A large open plan room with far reaching aspect across the unspoilt Dover Beck landscape. Two central heating radiators. Two sets of external double casement doors opening to the extensive decked terrace area.

Kitchen Area

5.07m x 3.50m (16'65" x 11'35")

Extensive range base storage cupboards with marble work surfaces having an inset British Racing Green natural gas AGA range with concealed overhead extraction unit. Extensive range of base storage units and wall cabinets and traditional walk-in shelved pantry store. Separate full height housing for refrigerator and freezer.

Utility Room – Secondary Entrance

Base storage unit with stainless steel sink and Formica work top and connections for domestic appliances. Wall mounted Xclusive gas central heating boiler (2004). Central heating radiator and high-level extraction fan. Sealed unit UPVC secondary access door.



BEDROOM ACCOMMODATION

Main Bedroom

4.51m x 4.39m (14'80" x 14'40")

Accessed separately from the entrance hall with recessed large walk-in wardrobe. Central heating radiator.

Shower Room

2.29m x 2.06m (7'50" x 6'75")

A large shower room with recessed shower area, wash basin and WC. Central heating radiator - towel rail. Fixed wall mirror and high-level extraction fan.

Inner Hall

Central heating radiator.

Bedroom Two

4.31m x 3.03m (14'15" x 9'95")

Central heating radiator.

Bedroom Three

3.33m x 3.09m (10'95" x 10'10")

Overall dimensions measured into wardrobe space.

Central heating radiator.

Bathroom

A well fitted bathroom comprising a large contoured panelled bath, cantilevered wash basin and WC. Quadrant shower cubicle with pivotal sliding door and shower fitting. Combined towel rail/central heating radiator. Recessed downlighting and ceramic tiled floor.

GARDENS AND GARAGING

The bungalow is in a sheltered location accessed via a private drive from Epperstone Road. A pillared entrance with remotely operated double gates opens onto a regular set vehicle court providing ample visitor parking and access to the double garage.

Double Garage

5.61m x 4.97m (18'40" x 16'30")

A substantial double garage constructed as an integral part of the bungalow having a wide (electrically operated) vehicle door with electric lighting/power and hot/cold water supply.

The south garden offers an extensive parking/turning area having ample space for a mobile home or a caravan surfaced in regular sets, with remotely controlled double gates for increased security.

A pedestrian gate from the south side gives access into the private rear garden which has an extensive decked terrace along the rear elevation of the property which overlooks the neighbouring pastureland thus creating a high degree of privacy for the main garden.



Aspect from the Central Living Room



SERVICES

All mains services are connected to the property. Mains gas central heating and UPVC sealed unit double glazing. *Please note that one of the mains services appliance installations or the appliances have been tested by the selling agents and no warranties are given or implied.*

LOCAL AUTHORITY *Council Tax Band F*

Newark & Sherwood District Council
Castle House, Newark on Trent, NG24 1BY
www.newark-sherwooddc.gov.uk
01636 650 000

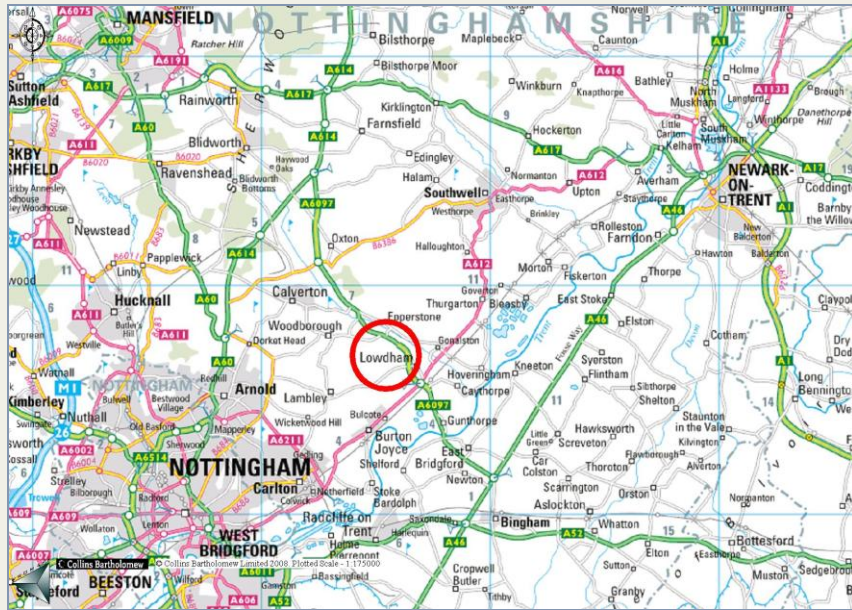
VIEWING ARRANGEMENTS

If you would like to view the bungalow please contact us on
Tel: 01636 815544
Email: sales@smithandpartners.co.uk

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATING - C

A copy of the EPC can be viewed at <https://www.epcregister.com/searchReport.html>
Ref No: 0736-5824-0600-0973-0206



LOCATION PLAN

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Environmental Considerations

By reference to <https://check-long-term-flood-risk.service.gov.uk/risk#> the risk of flooding is considered very low and the property, is not known to have flooded in the last five years.

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

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