JOHNSONS & PARTNERS

Estate and Letting Agency



11 BLENHEIM AVENUE, LOWDHAM

NOTTINGHAM, NG14 7WD

£395,000

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Four Bedrooms | Detached Family Home | Generous Living Room | Separate Dining Room | Principal Bedroom with En-Suite | Utility Room & Ground Floor WC | Excellent Storage | Driveway Parking |

Set within the highly regarded village of Lowdham, this spacious four-bedroom detached home offers a wonderfully practical layout, generous proportions and the sort of accommodation that can comfortably adapt as family life changes.

Extending to approximately 1,368 sq ft, the property has clearly been well cared for over the years and provides an excellent opportunity for its next owners to introduce their own style over time, without taking away from what is already a very comfortable and well-proportioned home.

A welcoming entrance hall immediately gives a sense of the space available. The main living room is particularly generous, extending to almost 15ft and featuring an attractive fireplace alongside a wide bay window that brings plenty of natural light into the room.

To the rear, the kitchen connects naturally with the separate dining room, creating a sociable arrangement for everyday family life and entertaining. French doors lead directly from the dining room into the garden, while a separate utility room, ground-floor WC and converted garage add considerably to the practicality of the ground floor.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom is an impressive double with fitted wardrobes and its own en-suite shower room, while the remaining three bedrooms provide plenty of flexibility for children, guests or those needing dedicated home-working space. A separate family bathroom completes the first floor.

Outside, the property continues to deliver. To the front is a broad driveway providing off-road parking alongside an established garden, while the enclosed rear garden offers a lovely combination of lawn, mature planting and patio areas for outdoor seating and entertaining.

Blenheim Avenue enjoys an established position within Lowdham, making this an appealing option for buyers looking to combine village living with a genuinely useful amount of internal and external space.

A substantial and much-loved family home with an excellent layout, four genuine bedrooms and plenty of potential to make it your own.

Entrance Hallway

Living Room
14'7" x 11'8" (4.47m x 3.57m)

Dining Room
10'11" x 9'8" (3.35m x 2.95m)

Kitchen
11'6" x 8'9" (3.53m x 2.67m)

Utility
8'0" x 7'6" (2.46m x 2.31m)

Converted Garage
16'3" x 8'2" (4.97m x 2.50m)

First Floor Landing

Bedroom One
13'9" x 12'9" (4.21m x 3.90m)

En-Suite
5'5" x 4'11" (1.67m x 1.50m)

Bedroom Two
10'0" x 8'11" (3.07m x 2.72m)

Bedroom Three
9'10" x 8'10" (3.01m x 2.70m)

Bedroom Four
11'9" x 8'6" (3.60m x 2.60m)

Bathroom
8'11" x 6'5" (2.73m x 1.98m)

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 Council – Tax Band E

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.

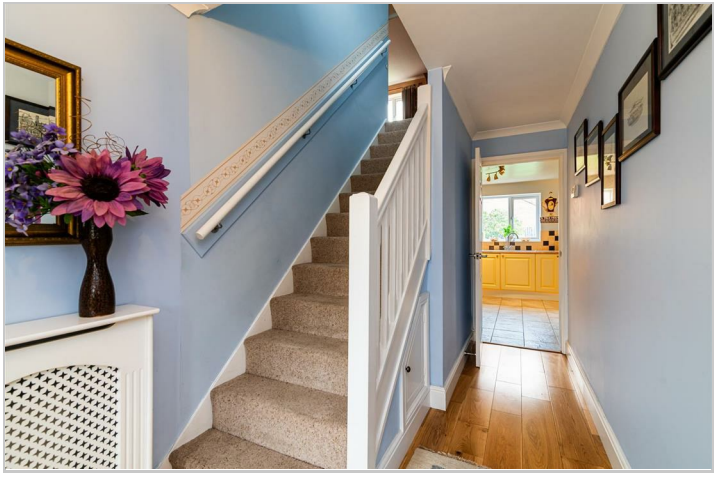
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. 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.

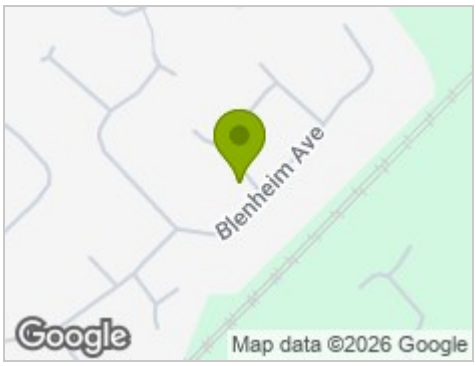








Road Map



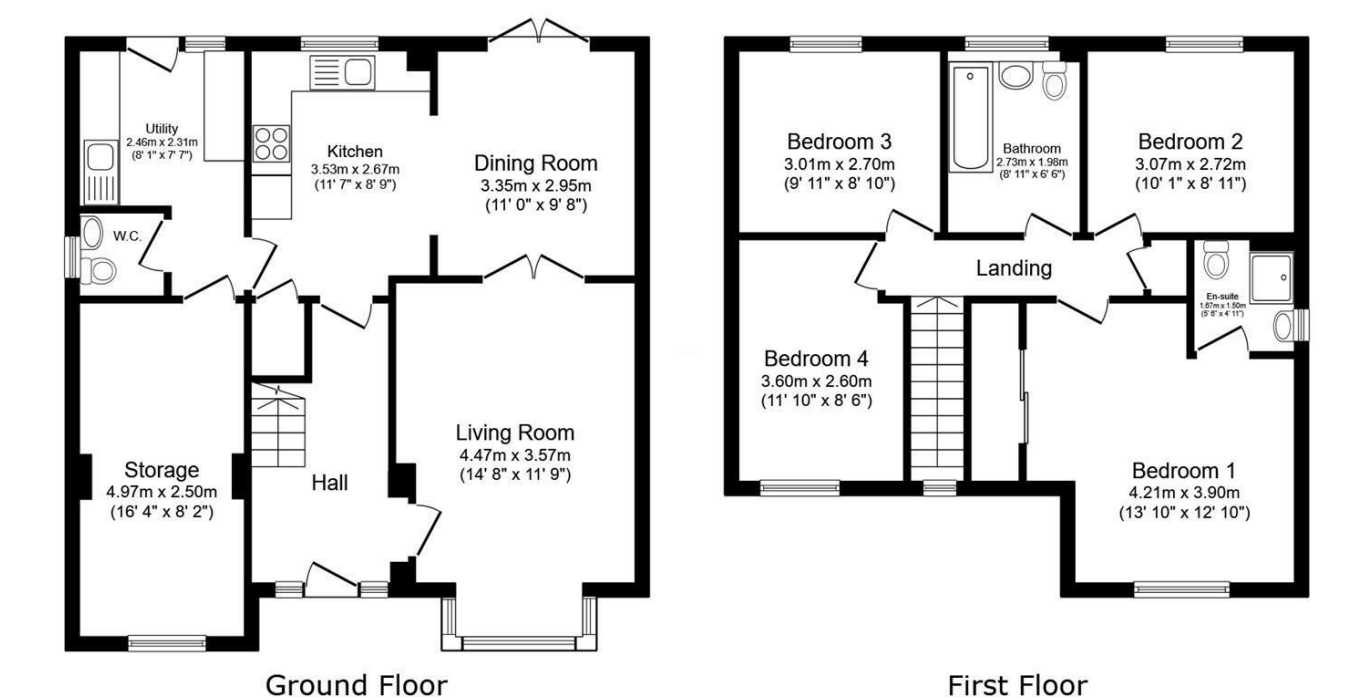
Hybrid Map



Terrain Map



Floor Plan



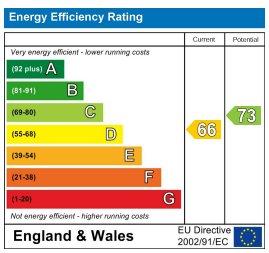
Total floor area: 127.1 sq.m. (1,368 sq.ft.)

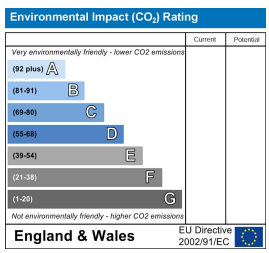
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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