

# Emma Terry Homes

*moving made personal*



## 31 Lime Tree Gardens

Lowdham, Nottingham, NG14 7DJ

Guide price £250,000 - £275,000



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This delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and stylish home in the highly regarded village of Lowdham.

The spacious reception room provides an inviting setting for entertaining guests or relaxing with family, while the kitchen enjoys views over the generous rear garden and offers a practical space for everyday living.

Upstairs, the property features three bedrooms together with a family bathroom, creating a layout that is both versatile and functional.

Outside, the home is complemented by a large lawned garden to the rear, ideal for outdoor living and family enjoyment, along with the added benefit of off-street parking and a garage.

Situated within this sought-after village, the property combines convenience and charm, with local shops, amenities, and picturesque countryside walks all close at hand.

Offered to the market with no upward chain, this home represents a wonderful opportunity for first-time buyers, families, or those looking for a sound investment in an enviable location.



## LIVING ROOM

20'9" x 10'1" (6.34 x 3.08)

Entrance door to property, two central heating radiators, UPVC double glazed window to front, French doors to rear, door through to kitchen and stairs to first floor.

## KITCHEN

11'10" x 8'9" (3.63 x 2.67)

A variety of wall and base units, inset sink with mixer tap, built-in oven and gas hob with extractor fan, space for white goods, UPVC double glazed window to rear and door to side.

## LANDING

UPVC double glazed window to side and doors through to bedroom 1, 2, 3 and bathroom.

## BEDROOM 1

11'7" x 10'1" (3.54 x 3.08)

UPVC double glazed window to front and central heating radiator.

## BEDROOM 2

10'4" x 8'9" (3.16 x 2.67)

UPVC double glazed window to rear, built-in storage cupboard and central heating radiator.

### BEDROOM 3

8'8" x 6'7" (2.65 x 2.01)

UPVC double glazed window to front and central heating radiator.

### BATHROOM

Low level flush WC, wash hand basin in vanity unit with mixer tap, P-shaped bath with mixer tap and handheld and waterfall shower over, built-in storage cupboard and UPVC double glazed obscure window to rear.

### OUTSIDE

### FRONT:

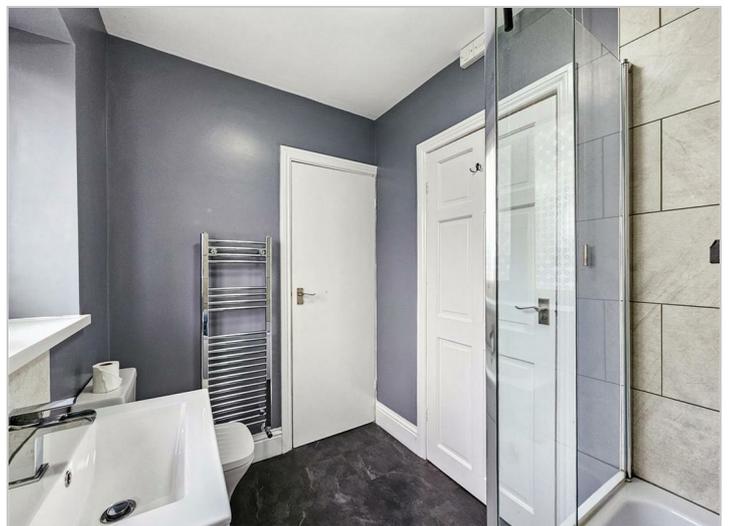
Hedge enclosed lawn area, driveway providing off-street parking, garage, gated access to rear and front and side access to property.

### REAR:

Large lawn with a variety of mature trees, shrubs and bushes, gated access to front and outside tap.

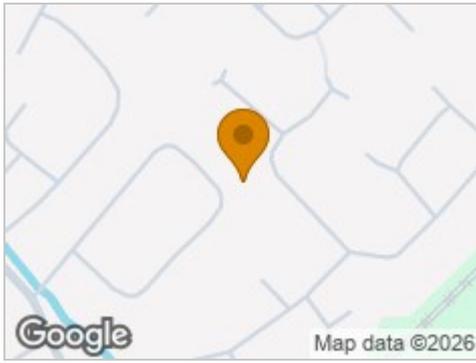








## Road Map



## Hybrid Map



## Terrain Map



### 31 Lime Tree Gardens, Lowdham, Nottingham, NG14 7DJ



Ground Floor

First Floor

Total Area: 74.8 m<sup>2</sup>

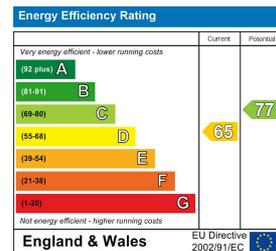
All measurements are approximate and for display purposes only



## Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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