



£1,900 pcm

Old Epperstone Road, Lowdham, Nottingham, Nottinghamshire NG14 7BZ

EPC Rating D



Situated off Old Epperstone Road in the highly desirable village of Lowdham, this spacious detached bungalow occupies a generous plot and enjoys attractive countryside views beyond. Offering versatile, single-storey accommodation, the property combines spacious living areas with three double bedrooms, ample storage and excellent parking facilities.

The accommodation briefly comprises an entrance porch, a welcoming hallway with built-in cloaks and storage cupboards, a dining room with bay window and a spacious living room featuring French doors opening onto the rear garden. The modern kitchen/diner is fitted with a range of contemporary units and integrated appliances, complemented by a separate utility room, cloakroom/WC and conservatory. There are three well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room, alongside a four-piece family bathroom.

Externally, the property is approached via electric gates, leading to secure parking at the front and a detached double garage with lighting and electric.

Lowdham is a popular and well-regarded village offering a range of local amenities, including a Co-op, Post Office, public houses, restaurants, doctors' surgery, pharmacy and primary school. The village also benefits from rail services and direct bus routes into Nottingham city centre, making it an attractive location for those seeking village living with convenient transport links.

Deposit £2,192.30
Council Tax Band E
Rental affordability to be able to apply for the property must be a minimum £57,000.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

DINING ROOM 14' 3" into bay x 9' 8" (4.35m x 2.97m)

KITCHEN/DINER 22' 9" x 11' 8" (6.94m x 3.57m)

CONSERVATORY 12' 2" x 7' 11" (3.72m x 2.42m)

UTILITY ROOM 7' 10" x 7' 9" (2.4m x 2.37m)

LIVING ROOM 28' 3" x 12' 11" into chimney breast plus door recess (8.62m x 3.96m)

MASTER BEDROOM 14' 7" to wardrobes x 13' 7" (4.47m x 4.15m)

BEDROOM TWO 15' 1" to the back of wardrobes x 12' 0" (4.62m x 3.67m)

BEDROOM THREE 15' 3" x 10' 9" (4.65m x 3.28m)

DOUBLE GARAGE 20' 0" x 19' 0" (6.11m x 5.80m)

SECURITY DEPOSIT

Set at a maximum of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

HOLDING DEPOSIT

As an agency we are not charging tenants a holding deposit.