



## 59 Lowdham Lane, Woodborough - NG14 6DL

Guide Price £725,000 - £750,000



## 59 Lowdham Lane

Woodborough, Nottingham

GUIDE PRICE £725,000–£750,000 Executive 4 double bed renovated home with open countryside on the doorstep – available with no chain! Stunning open plan living, large garden and multi-vehicle parking.

Council Tax band: F

Tenure: Freehold

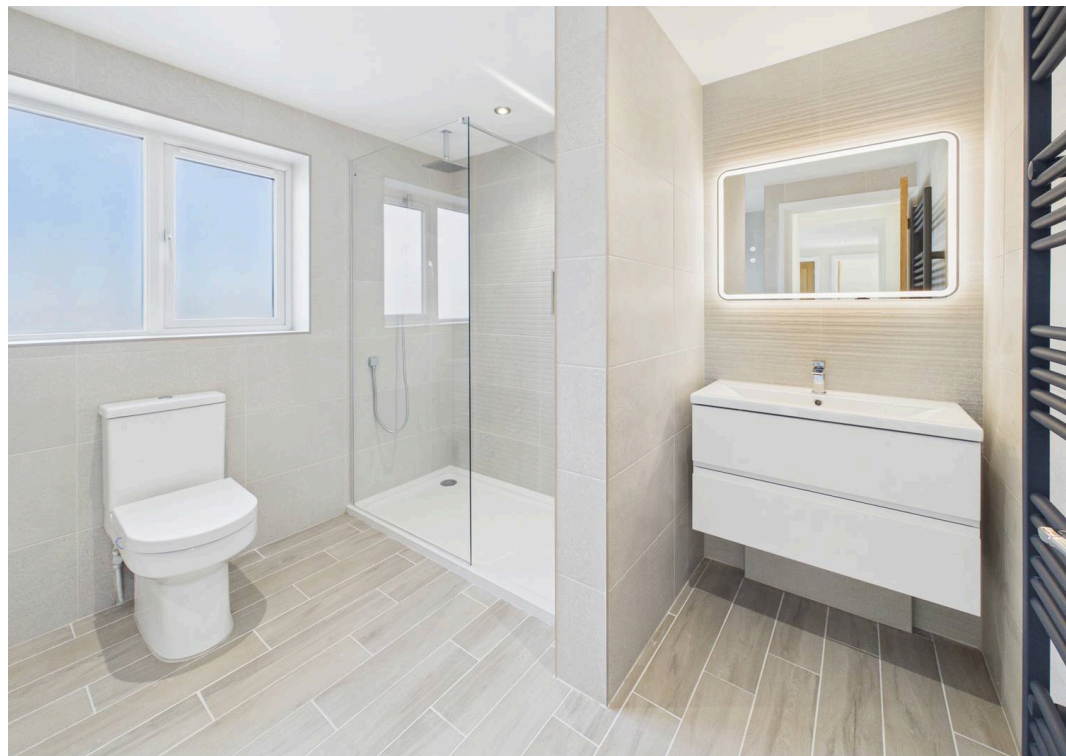
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Executive, significantly renovated and extended detached family home
- Offered to the market with no upward chain
- Highly sought-after Woodborough village location
- Bright and welcoming lounge plus a separate versatile home office/study (both with fantastic views)
- Stunning open-plan living/dining/kitchen with a feature roof lantern and bifold doors
- Beautiful newly-fitted Wren kitchen with a feature central island, quartz worktops and a range of quality appliances
- Four first-floor double bedrooms (with the luxury of two en-suite shower rooms)
- Four-piece main family bathroom (with both a bath and separate walk-in shower enclosure)
- Generous lawned rear garden backing onto open fields with a large paved patio seating area
- Newly-laid driveway for multiple vehicles leading to a useful integral garage/store









Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

174.6 m<sup>2</sup>

1880 ft<sup>2</sup>

**Reduced headroom**

1.8 m<sup>2</sup>

19 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## David James Estate Agents

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