

# Emma Terry Homes

*moving made personal*



40 Main Street

Lowdham, Nottingham, NG14 7AG

Asking price £699,950



# 40 Main Street, Lowdham, Nottingham NG14 7AG

This large and adaptable detached property in the heart of Lowdham provides nearly 3,000 square feet of accommodation arranged over three floors.

The ground floor features a well-appointed breakfast kitchen, a formal dining room, a comfortable lounge, a sitting room, a study, and a convenient WC, offering a great balance of open-plan and separate living spaces.

On the first floor, there are four bedrooms, including a superb master suite with dressing area and ensuite bathroom, a stylish four-piece family bathroom, and a useful playroom.

The second floor provides two further bedrooms, ideal for guests, older children, or flexible use such as a home office or studio.

Outside, the property benefits from a private rear garden, while the detached garage has been converted into a versatile garden room with an adjoining store.

Set within the highly regarded village of Lowdham, this home enjoys a strong sense of community, with independent shops, cafés, and pubs, as well as excellent transport links to Nottingham and Newark. The village also offers well-regarded schools, scenic countryside walks, and a welcoming, family-friendly atmosphere that makes it one of the area's most desirable places to live.



## ENTRANCE HALL

Side entrance door to property and doors through to WC and dining room.

## WC

Low level flush WC, wash hand basin with mixer tap, heated towel rail and double glazed obscure window to side.

## DINING ROOM

20'11" x 12'5" (6.40 x 3.80)

A central heating radiator, two double glazed windows to side, doors through to entrance hall, study and lounge and stairs to first floor.

## LOUNGE

23'6" x 12'11" (7.18 x 3.96)

A central heating radiator, log burner with feature surround, internal window through to sitting room, double glazed bay window to front and door through to sitting room.

## SITTING ROOM

12'2" x 10'11" (3.73 x 3.34)

A central heating radiator, internal window through to lounge, original range, double glazed bay window to front and door through to study.

## STUDY

11'0" x 7'4" (3.37 x 2.26)

A central heating radiator, double glazed window to side and door through to cellar.

## CELLAR

12'6" x 7'1" (3.82 x 2.16)

## UTILITY ROOM

Wall and base units, sink with mixer tap and drainer, space for washing machine and dryer, double glazed obscure window to side and stairs to first floor.

## KITCHEN/BREAKFAST ROOM

22'1" x 12'11" (6.74 x 3.94)

A range of wall and base units, double Belfast sink with mixer tap and worktop drainer, breakfast bar, space for a range master cooker, American style fridge/freezer and dishwasher, a central heating radiator, two double glazed windows to side and obscure French doors to side.

## DRESSING ROOM/LANDING

Fitted storage and dressing table, double glazed window to side and doors through to master bedroom and ensuite bathroom.

## MASTER BEDROOM

22'1" x 12'11" (6.74 x 3.94)

Two central heating radiators, fitted wardrobes, three double glazed windows to side and obscure French doors to garden.

## ENSUITE BATHROOM

Enclosed toilet system WC, dual basin vanity unit, shower enclosure with waterfall and hand held showerhead and double glazed obscure window to side, bath with central mixer tap, heated towel rail and double glazed obscure window to side.

## PLAYROOM

12'0" x 11'6" (3.66 x 3.52)

A central heating radiator and double glazed window to side.

#### BEDROOM 2

12'0" x 12'11" (3.66 x 3.96)

A central heating radiator and double glazed window to front.

#### BEDROOM 3

12'0" x 10'11" (3.66 x 3.34)

A central heating radiator and double glazed window to front.

#### BEDROOM 4

11'0" x 9'10" (3.37 x 3.02)

A central heating radiator and double glazed window to side.

#### FAMILY BATHROOM

Low level flush WC, dual basin vanity unit, bath with mixer tap and showerhead, glass shower enclosure with electric shower, a heated towel rail and double glazed obscure window to side.

#### STAIRS TO SECOND FLOOR

#### BEDROOM 5

12'0" x 12'11" (3.66 x 3.96)

A central heating radiator, built-in storage and double glazed window to side.

#### BEDROOM 6/STUDY

12'0" x 10'11" (3.66 x 3.34)

A central heating radiator and double glazed window to side.

#### GARDEN ROOM

10'11" x 24'4" (3.35 x 7.43)

Power, lighting and electric radiator and door through to store.

#### STORE

9'1" x 12'5" (2.77 x 3.80)

#### OUTSIDE

Fully enclosed rear garden featuring a lawn with established borders and shrubs, a decked seating area, garden room and steps down to side courtyard.









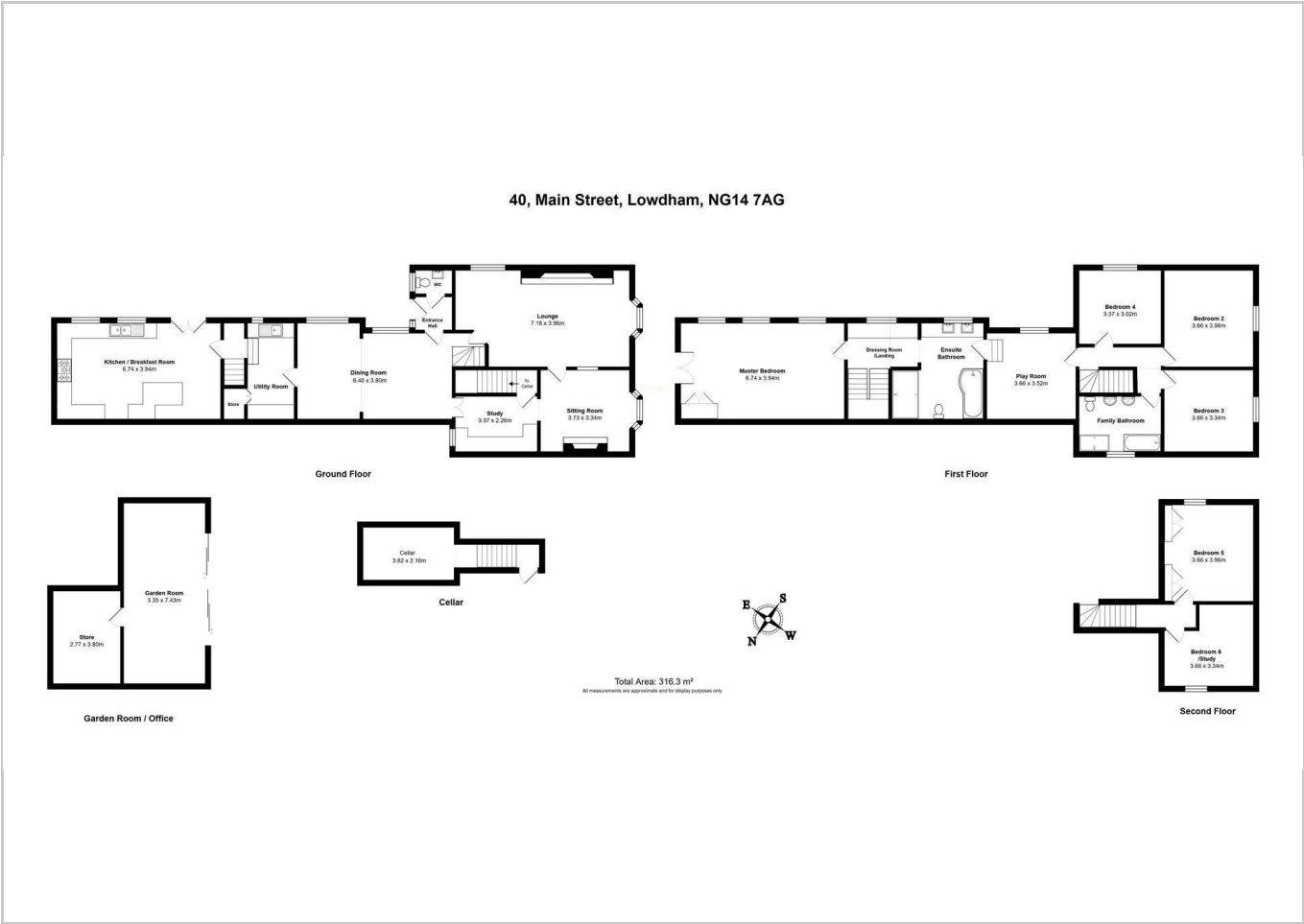
Road Map



Hybrid Map



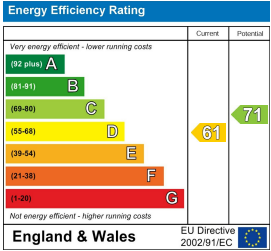
Terrain Map



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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