JOHNSONS & PARTNERS

Estate and Letting Agency

15 LIME TREE GARDENS,

LOWDHAM, NG14 7DJ

£335,000

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For Sale With No Chain | Three Bedrooms | Detached Bungalow | Modernised Throughout | Sought After Location | Close to Local Amenities | Close to Local Transport Links | Garage and Driveway | Private Rear Garden |

We are delighted to introduce to the market this beautifully presented, three-bedroom detached bungalow situated on Lime Tree Gardens in the idyllic village of Lowdham. This recently modernised property offers an exceptional standard of living for various potential buyers, with features and upgrades that truly stand out.

As you enter the property, you are greeted by a large entrance hallway that leads to a spacious living and dining room, perfect for entertaining guests or enjoying quiet family evenings. The upgraded kitchen boasts a double oven, integrated appliances, and ample storage space, sure to inspire culinary creativity.

Each of the three bedrooms has been finished to a high standard. The modern bathroom comes complete with a bath and shower over with a seperate WC.

Outside, the rear garden provides a private, not overlooked space to unwind or indulge in a spot of gardening. Additionally, there is parking available for two vehicles, ensuring convenience for homeowners.

Nestled in an extremely popular village location, the bungalow benefits from proximity to local amenities, including shops, takeaways, and renowned pub restaurants. For commuters and explorers, the nearby train station and public transport links make travel simple, while countryside walks are just moments away for those leisurely weekend strolls.

This property presents a rare opportunity to own a slice of tranquillity in Lowdham. Whether you're a family, professional couple, or someone looking for a peaceful retreat, this property is sure to captivate and impress.

Entrance Hallway

Living Area
16'10" x 11'9" (5.14 x 3.60)

Dining Area
11'11" x 10'9" (3.64 x 3.29)

Kitchen
14'9" x 11'11" (4.50 x 3.64)

Bedroom One
11'10" x 11'9" (3.62 x 3.60)

Bedroom Two
11'4" x 10'10" (3.47 x 3.32)

Bedroom Three
10'9" x 7'10" (3.3 x 2.41)

Bathrooom
6'10" x 5'11" (2.10 x 1.82)

WC

Inner Passage way

Storage Room

Garage
16'4" x 8'4" (5 x 2.56)

Rear Garden

Flooding Disclaimer
We are aware that the property has flooded previously, and we have had confirmation from the vendors that flood defences have been implemented, details available from the agent.

Agents Disclaimer
Disclaimer - Council Tax Band Rating - Newark and Sherwood Council – Tax Band D

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:

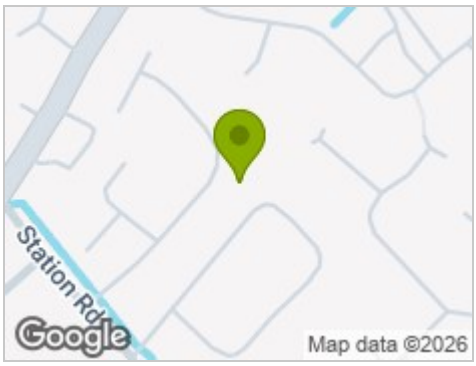
Property Tenure is Freehold

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

Floor Plan

Floor area 118.3 sq.m. (1,273 sq.ft.)

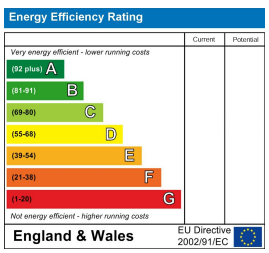
Total floor area: 118.3 sq.m. (1,273 sq.ft.)

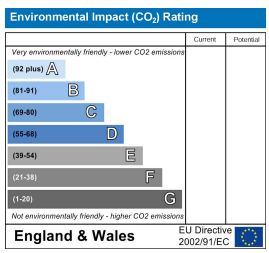
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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