

JOHNSONS & PARTNERS

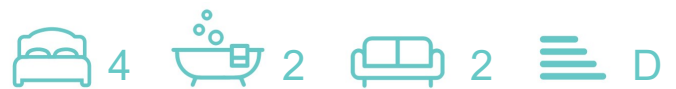
Estate and Letting Agency



5 WORCESTER CLOSE, LOWDHAM

NOTTINGHAM, NG14 7WH

£445,000



5 WORCESTER CLOSE

LOWDHAM, NOTTINGHAM, NG14 7WH

£445,000



For Sale with NO CHAIN | Four Double Bedrooms | Cul-de-sac Location | Close to Local Amenities and Transport Links Including Rail | Modern Interiors Throughout | En-Suite | Viewings are Advised |

Located on a peaceful cul-de-sac in the sought-after village of Lowdham, Worcester Close offers an ideal opportunity to acquire a spacious four-bedroom detached family home. With modern interiors, excellent connectivity, and a thoughtfully landscaped garden, this property is well suited to contemporary family life.

The welcoming entrance hallway leads to a generous living room, perfect for both relaxing and entertaining. The modern dining kitchen features sleek units, a freestanding stove, and an integrated fridge, along with French doors opening onto the rear garden, offering a smooth flow between indoor and outdoor spaces. A practical utility area with a ground floor WC adds further convenience, while the integrated garage provides secure parking and useful storage. Upstairs, the home offers four well-proportioned double bedrooms, all with built-in wardrobes. The principal bedroom benefits from a stylish en-suite shower room, and the main family bathroom—newly refurbished—includes both a bath and a separate shower for added comfort and flexibility.

The garden has been landscaped to make the most of the sun throughout the day, with a combination of patio space, raised seating areas, and a lawn, ideal for outdoor dining or family playtime.

Additional benefits include full fibre broadband for high-speed connectivity, two off-street parking spaces, and a location within catchment for multiple well-regarded schools. With easy access to local amenities and public transport—including rail links—this home is well-connected and perfectly positioned for family living.

Viewings are highly recommended to fully appreciate all this property has to offer.

Entrance Hallway

Living Room

15'7" x 14'10" (4.75 x 4.54)

Dining Kitchen

23'11" x 8'5" (7.30 x 2.57)

Utility & WC

First Floor Landing

Bedroom One

12'6" x 10'3" (3.83 x 3.13)

En-Suite

6'6" x 4'11" (2 x 1.50)

Bedroom Two

12'2" x 8'0" (3.71 x 2.45)

Bedroom Three

11'8" x 8'11" (3.56 x 2.74)

Bedroom Four

9'10" x 8'0" (3 x 2.44)

Bathroom

8'6" x 6'3" (2.60 x 1.92)

Integral Garage

17'7" x 7'11" (5.37 x 2.43)

Flood Prevention Information

Please refer to the attached link for the up to date information surrounding the flood prevention scheme -

<https://consult.environment-agency.gov.uk/engagement/lowdham/>

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.

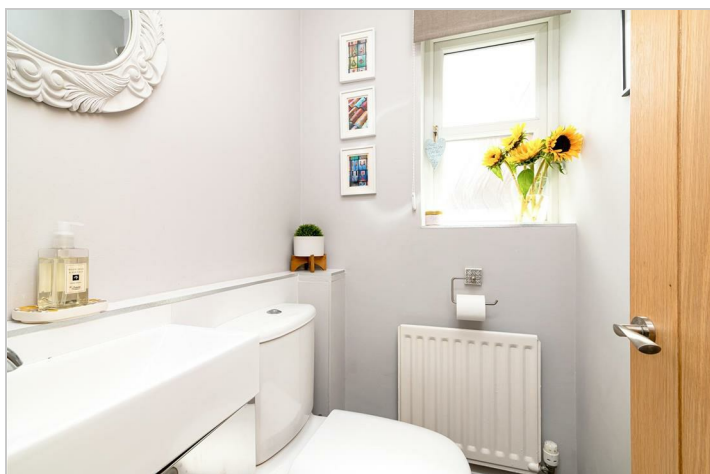
The vendor has advised the following:

Property Tenure is Freehold

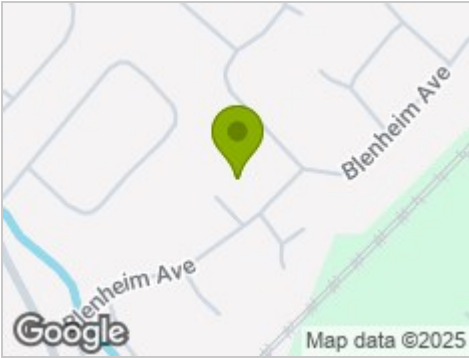
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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



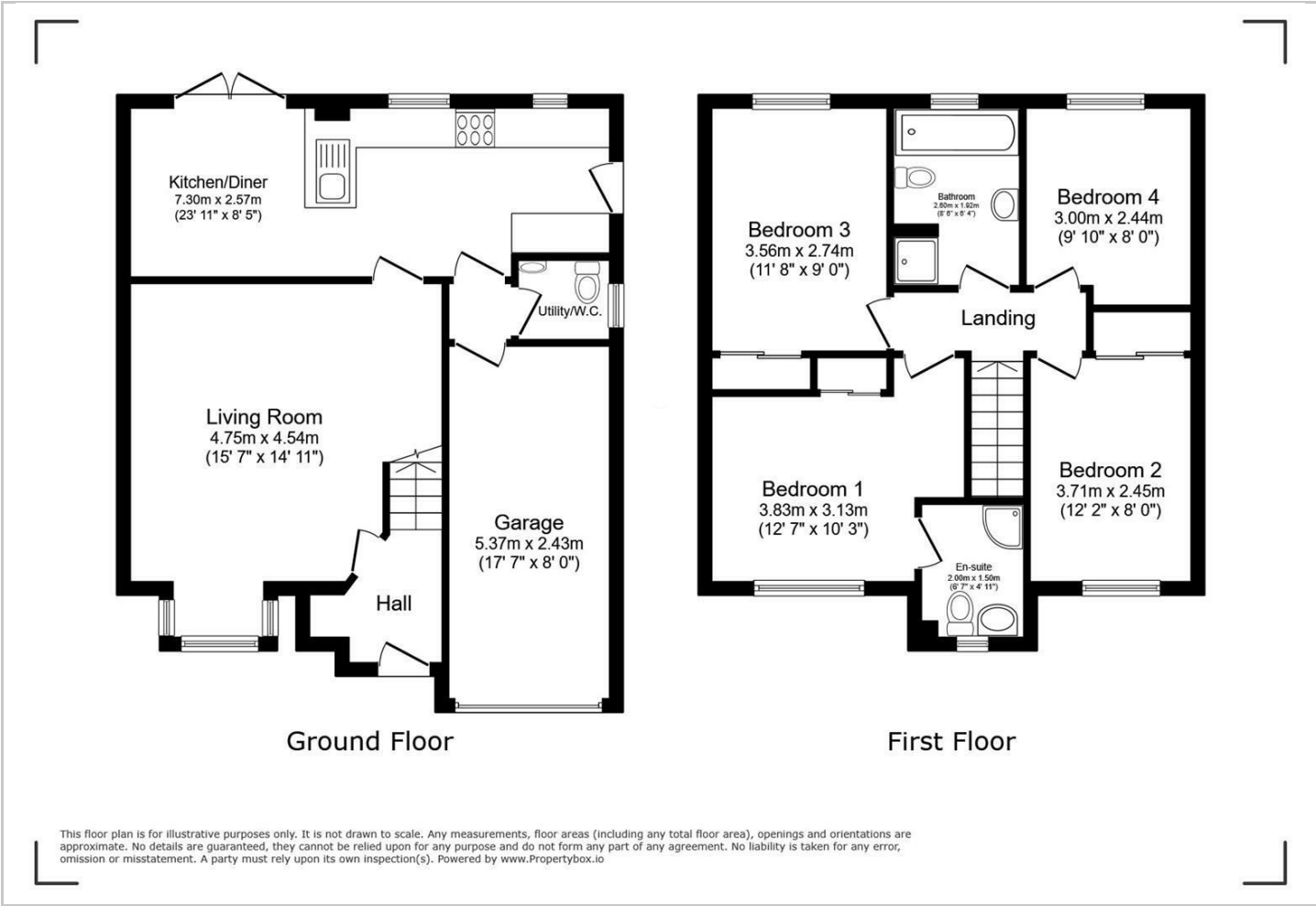
Hybrid Map



Terrain Map



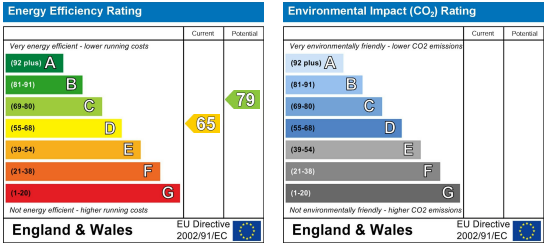
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.