

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 1 BROOKSIDE, LOWDHAM

NOTTINGHAM, NG14 7AD

£350,000





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Central Village Location | Beautifully Presented Three Bedroom Home | Open Plan Ground Floor | Incredible Outdoor Space | Versatile Outdoor Home Office/Games Room | Viewings are Advised |

Located in the charming village of Lowdham, this delightful semi-detached property on Brookside is an ideal haven for first-time buyers and growing families alike.

As you step through the door, the inviting ground floor unfolds to reveal a chic kitchen with a dedicated dining area that encourages shared meals and memorable family moments. The pièce de résistance is undoubtedly the exquisite sunroom, complete with a soaring roof lantern and surround windows, flooding the space with natural light, while side door access invites you to the well-tended garden beyond.

The allure of this residence extends to the upper level, where three beautifully appointed bedrooms await, each providing a tranquil retreat and versatile space for a burgeoning family or a dedicated home office setup.

The outside space is equally impressive, with a beautifully landscaped garden that beckons you to indulge in outdoor dining on the raised patio, while the three parking spaces ensure ample room for family and guests alike. Adding to the property's allure is a versatile outbuilding, fully equipped with heating, electricity, and plumbing - perfect for those seeking a home gym, studio, or private office.

The convenience of this location is unmatched, with Lowdham's bustling village centre mere moments away. Here you'll find a plethora of shops, quaint cafes, and reliable transport links, not to mention the picturesque countryside walks that beckon you to explore. This home is not just a living space; it's a lifestyle choice, offering a blend of comfort, convenience, and community that's hard to resist. Step into your new life at Brookside – where village charm meets modern living.

Kitchen  
17'2" x 5'10" (5.24m x 1.78m)

Dining Room  
10'10" x 14'1" (3.31m x 4.30m)

Living Area  
14'0" x 8'10" (4.28m x 2.70m)

Bathroom

Fist Floor Landing

Bedroom One  
13'4" x 9'2" (4.08m x 2.80m)

Bedroom Two  
7'4" x 10'9" (2.26m x 3.28m)

Bedroom Three  
9'3" xx 7'7" (2.83m xx 2.32m)

Home Office/Games Room  
13'10" x 16'9" (4.22m x 5.11m)

Utility Room

Driveway and Rear Garden

#### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Newark and Sherwood Council – Tax Band B

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.

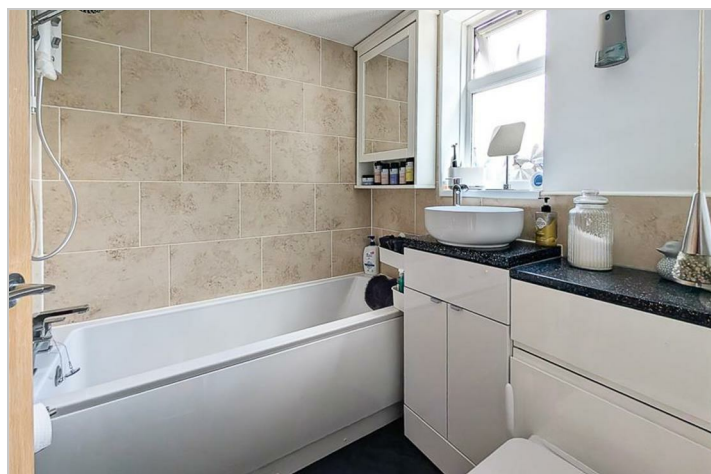
The vendor has advised the following:

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



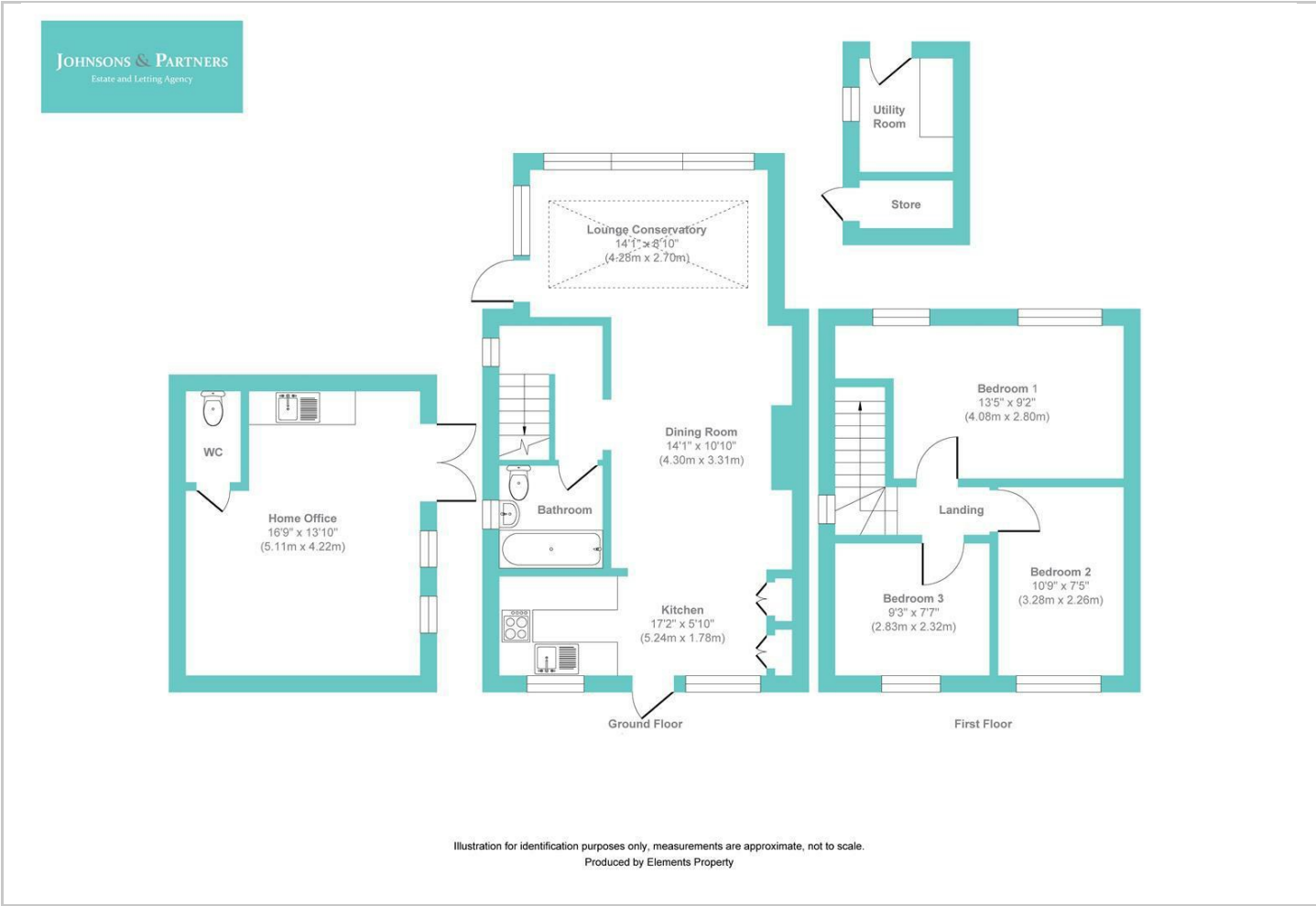
Hybrid Map



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.