

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 39 LIME TREE GARDENS, LOWDHAM

NOTTINGHAM, NG14 7DJ

£295,000



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For Sale with NO CHAIN | Three Bedroom Semi Detached Home | Popular Village Location | Modernised Throughout | Driveway and Garage | Close to Local Amenities and Transport Links |

Welcome to Lime Tree Gardens, Lowdham - a well presented three-bedroom semi-detached home, perfectly positioned in this highly desirable Nottinghamshire village. Recently refurbished 2023, this property offers modern interiors, making it an ideal purchase for a variety of buyers, from first-time homeowners to growing families and those seeking a move-in-ready home.

The ground floor welcomes you with a bright entrance hallway, leading into a sleek, contemporary kitchen equipped with quality fittings and ample storage. The spacious L-shaped living room, complete with a dining area, provides a wonderful setting for entertaining or relaxing, while the adjoining conservatory floods the home with natural light and offers views over the delightful rear garden.

Upstairs, the property features three bedrooms, including two generous doubles, all beautifully finished. The stylish family bathroom boasts a modern suite, providing a touch of luxury.

Externally, the south-facing rear garden is low maintenance and benefits from a patio area—perfect for outdoor dining and summer gatherings. The property also offers a driveway for two vehicles and a detached garage, ensuring ample parking and additional storage.

Ideally positioned in Lowdham, you're close to excellent local amenities, scenic countryside walks, and the outstanding Ofsted-rated Lowdham Church of England Primary School.

Offered for sale with no upward chain, this home is ready for you to make your own. Early viewings are highly recommended to avoid disappointment.

### Entrance Hallway

### Kitchen

11'10 x 8'10 (3.61m x 2.69m)

### Living / Dining Room

20 x 12'8 (max) (6.10m x 3.86m (max))

### Conservatory

8'6 x 6'6 (2.59m x 1.98m)

### Landing

### Bedroom One

12'5 x 10 (3.78m x 3.05m)

### Bedroom Two

12'7 x 8'10 (3.84m x 2.69m)

### Bedroom Three

9'4 x 6'7 (max) (2.84m x 2.01m (max))

### Bathroom

7'8 x 5'5 (2.34m x 1.65m)

### Driveway and Garage

### Additional Notes / Photography Disclaimer

Please note that these photos were taken prior to the current tenants moving into the property. It has since had carpet in the living room. The property is currently tenanted.

### Agents Disclaimer

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

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.

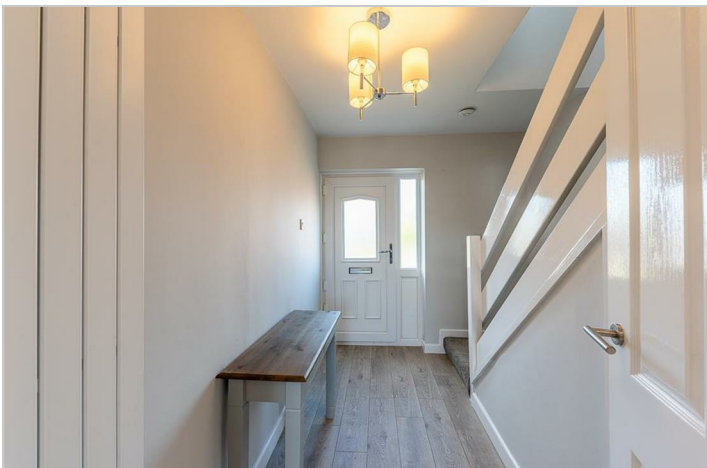
The vendor has advised the following:

Property Tenure is Freehold

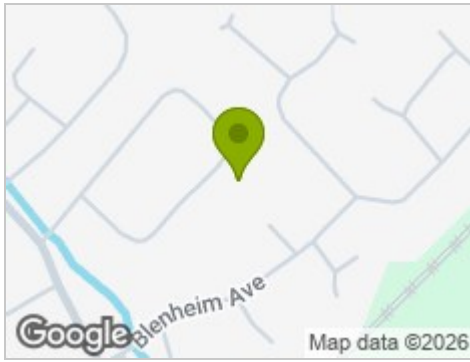
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a 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.