



1 Lowcroft, Nottingham, NG5 4JR

£420,000

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Marriotts



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An impressive EXTENDED detached family home in a highly sought after location and just a short distance from Mapperley Plains main shopping area. The property offers versatile accommodation as on the ground floor, a rear extension provides a further reception room/5th bedroom with adjoining shower room, in addition to the lounge, dining room and downstairs toilet which is off the main hallway. Stunning fitted kitchen with GRANITE WORKTOPS AND SEVERAL APPLIANCES, including twin NEFF ovens. Upstairs there are FOUR DOUBLE BEDROOMS, refurbished bathroom and the main bedroom measures 5.85m with a spacious en-suite bathroom. The property also has Hive heating control and Worcester Bosch combination boiler, two block paved driveways, 6.4m garage and enclosed landscaped rear garden. Viewing strongly advised!

Description

Entrance Hall

Downstairs Toilet

Lounge

13'1" x 11'11" (4m x 3.65m)

Dining Room

12'5" x 10'5" (3.8m x 3.2m)

Rear Lobby

Study/Bedroom5

10'11" x 11'11" (3.35m x 3.65m)

Shower Room

5'2" x 3'9" (1.6m x 1.15m)

Breakfast Kitchen

12'7" max x 11'11" (3.85m max x 3.65m)

First Floor Landing

Bedroom 1

19'2" x 9'0" (5.85m x 2.75m)

En-suite

9'0" x 6'4" (2.75m x 1.95m)

Bedroom 2

13'5" x 11'11" (4.1m x 3.65m)

Bedroom 3

11'11" x 9'6" (3.65m x 2.9m)

Bedroom 4

10'2" max x 8'6" (3.1m max x 2.6m)

Family Bathroom

9'2" x 8'4" (2.8m x 2.55m)

Outside

Tenure

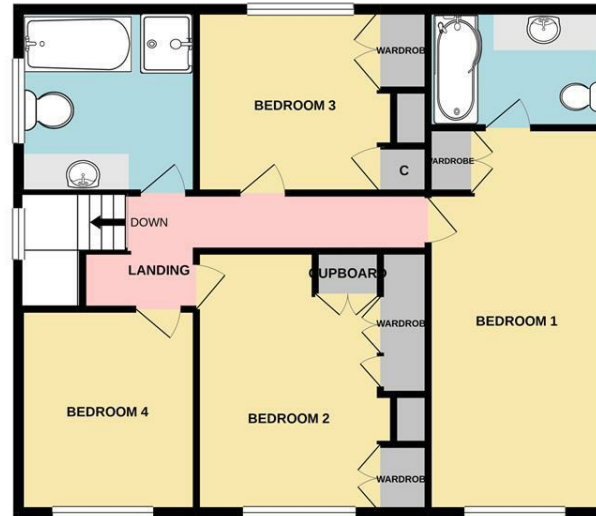
Important Notice



GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR
905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 1909 sq.ft. (177.3 sq.m.) approx.

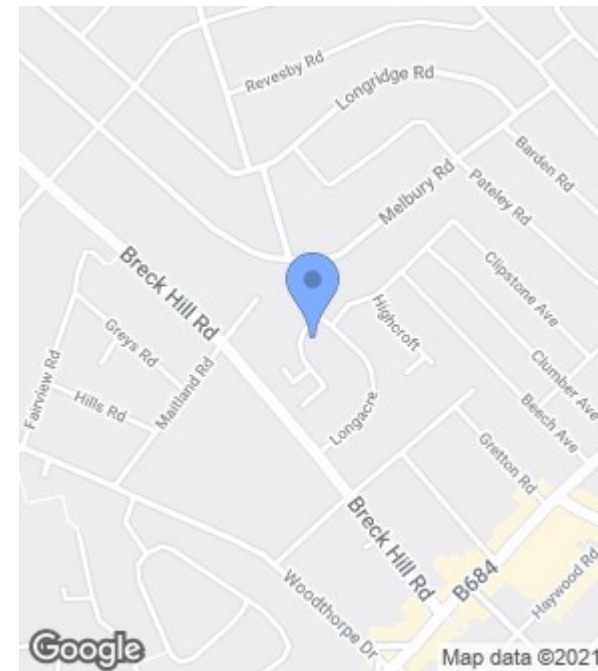
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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