

# HoldenCopley

PREPARE TO BE MOVED

Lowcroft, Woodthorpe, Nottinghamshire NG5 4JR

---

Asking Price £370,000

Lowcroft, Woodthorpe, Nottinghamshire NG5 4JR

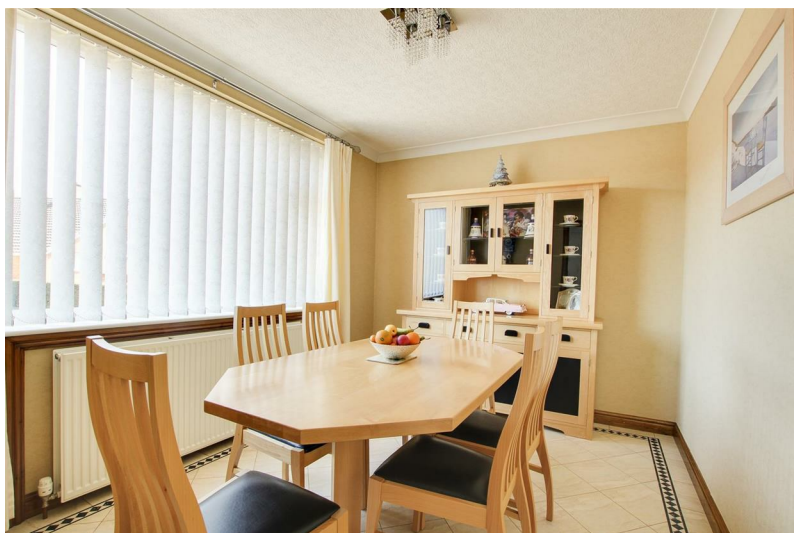




## SIMPLY STUNNING...

We are pleased to be bringing to the market this detached bungalow offering a wealth of space whilst being exceptionally well presented. This property is situated in a quiet cul-de-sac in a sought after location within reach of various local amenities, shops, excellent schools and easy access into Nottingham City Centre. Internally, the accommodation comprises of a porch and entrance hall, a spacious living room with a natural stone feature fireplace, a further reception room and a modern fitted breakfast kitchen along with a four-piece bathroom suite and an additional W/C. The accommodation is complete with three double bedrooms and a conservatory benefiting from remote controlled blinds and underfloor heating. Outside to the front is a driveway with access into the double garage providing ample off road parking and to the rear is a well maintained private garden. The property also benefits from coming to the market with no upward chain.

MUST BE VIEWED







- Detached Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Conservatory With Underfloor Heating
- Four-Piece Bathroom Suite
- Double Garage & Off Road Parking
- Lovely Garden
- Cavity Wall Insulation
- Fully Alarmed











ACCOMMODATION

Porch

The porch has exposed brick walls, UPVC double glazed windows to the side elevation and double UPVC doors providing access into the accommodation

Inner Hall

The hall has carpeted flooring, a wall mounted security alarm panel, a radiator, coving to the ceiling, in-built cupboards, a wall mounted thermostat and access to a partially boarded loft with lighting via a drop down ladder

Living Room

20'8" x 13'9" (6.3 x 4.2)

The living room has a UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling, wall light fixtures, a TV point, two radiators and a natural stone feature fireplace with a gas log burner

Dining Room

9'6" x 12'1" (2.9 x 3.7)

The dining room has a UPVC double glazed windows to the front elevation, Amtico flooring, coving to the ceiling and a radiator

Kitchen

17'4" x 12'1" (5.3 x 3.7)

The kitchen has a range of fitted base and wall units with Granite worktops and breakfast bar, a stainless steel sink and a half with a chrome swan neck mixer tap and drainer, a range cooker with an extractor fan and glass splashback, an integrated dishwasher, an American style fridge freezer, a radiator, fully tiled walls, Amtico flooring and a UPVC double glazed window to the side elevation

Back Porch

4'7" x 5'10" (1.4 x 1.8)

The back porch has tiled flooring, fully tiled walls, a radiator, a UPVC door to give side access and contains two small storage cupboards with one that currently houses the freezer and one that currently houses the washer and dryer

W/C

6'2" x 3'7" (1.9 x 1.1)

This space has a concealed dual flush W/C, a wash basin, a wall mounted boiler, fully tiled walls, recessed spotlights, an extractor fan and tiled flooring

Bedroom One

11'5" x 14'9" (3.5 x 4.5)

The main bedroom has carpeted flooring, three vertical radiators, coving to the ceiling, a Nolte corner wardrobe, UPVC double glazed windows to the rear elevation and double French doors leading into the conservatory

Conservatory

11'1" x 13'9" (3.4 x 4.2)

The conservatory has tiled flooring with underfloor heating, wall light fixtures, a glass roof with adjustable electric blinds, manually operated window blinds, a range of UPVC double glazed windows to the rear elevation and double French doors opening out to the rear garden

Bedroom Two

11'5" x 14'9" (3.5 x 4.5)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator and Nolte wardrobes

Bedroom Three

9'10" x 12'5" (3.0 x 3.8)

The third bedroom has a UPVC double glazed window to the side elevation, carpeted flooring, coving to the ceiling, a radiator and an in-built wardrobe

Bathroom

10'5" x 10'5" (3.2 x 3.2)

The bathroom has a low level dual flush W/C, a double vanity unit wash basin, a tiled corner fitted bath, a walk in shower enclosure with wall mounted fixtures, three heated towel rails, Amtico flooring, fully tiled walls, an extractor fan and two UPVC double glazed obscure windows to the side elevation

OUTSIDE

Front

To the front of the property is a double width driveway with a range of plants and shrubs, courtesy lighting and access into the double garage

Double Garage

The garage has Hormann sectional electric operated doors. The back of the garages lead to further storage situated under the house

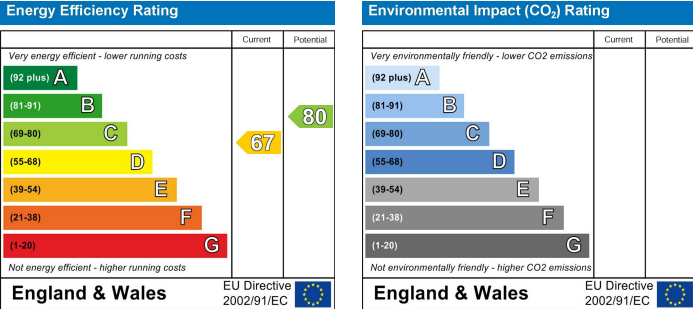
Rear

To the rear of the property is a private enclosed garden with paved patio areas, a dwarf wall, a lawn, power sockets, courtesy lighting, a planter and a range of decorative plants and shrubs

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: 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 HoldenCopley 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. HoldenCopley 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.



**HoldenCopley**  
PREPARE TO BE MOVED



Approx. Gross Internal Area of the Ground floor:

**1623.95 Sq Ft - 150.87 Sq M**

Approx. Gross Internal Area of the Entire Property:

**1623.95 Sq Ft - 150.87 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.

© Holden Copley 2020

**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**[sales@holdencopley.co.uk](mailto:sales@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**