

# HoldenCopley

PREPARE TO BE MOVED

Lambley Road, Lowdham, Nottinghamshire NG14 7AY

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Guide Price £425,000

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GUIDE PRICE £425,000 - £450,000

## CHARACTERISTIC BARN CONVERSION...

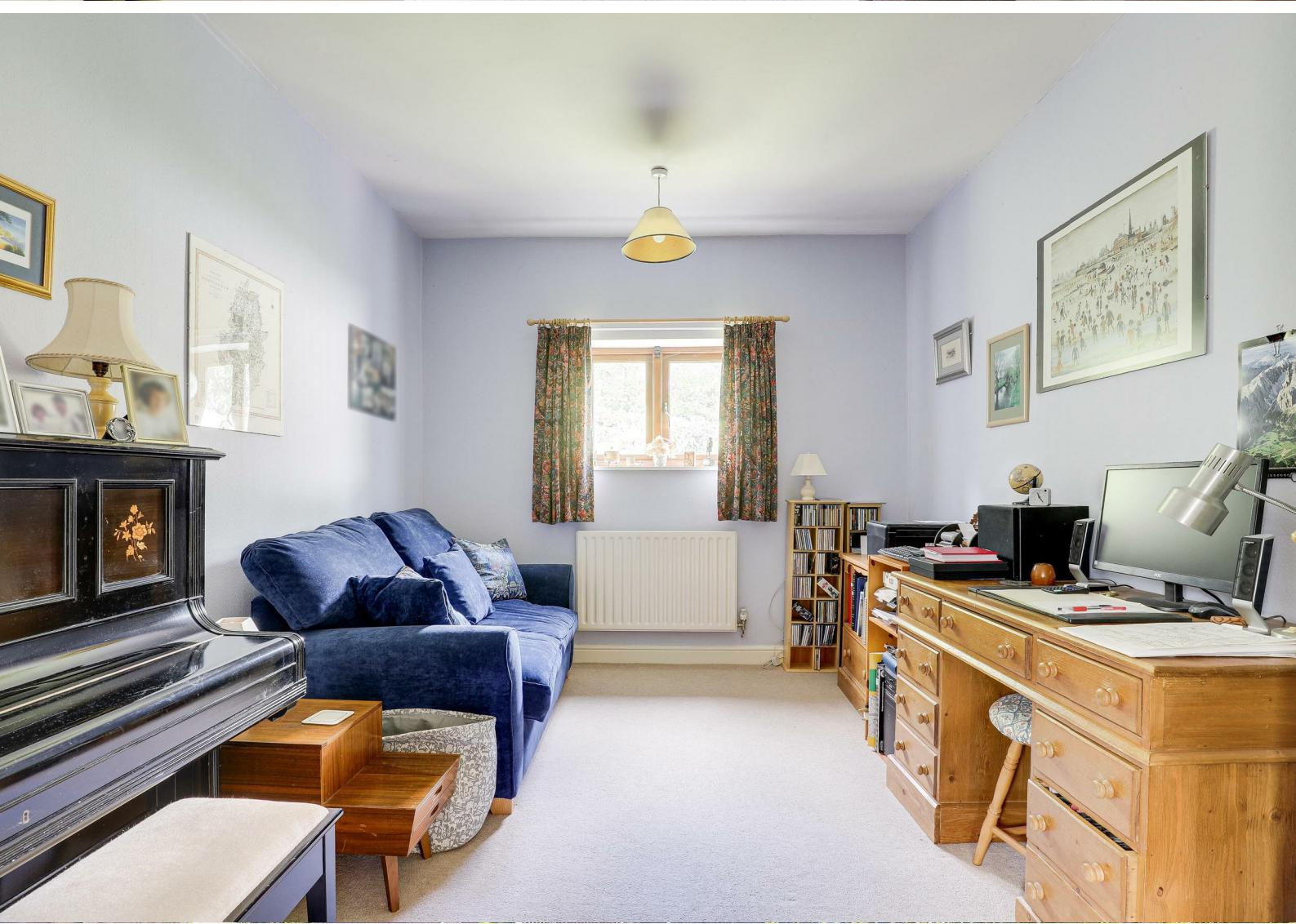
Situated in the sought-after village location of Lowdham, this three bedroom barn conversion is ideal for buyers looking for a characteristic and charming forever home. With access to local amenities such as shops, schools, eateries, and parks, this home also has excellent transport links, such as Lowdham Train Station, and the Epperstone By-Pass. Internally, the ground floor accommodation of the home offers a living room with a striking feature fireplace, double French doors to the garden, and grand exposed wooden beams to the ceiling. The spacious fitted kitchen features an array of integrated appliances, space for a dining table, exposed wooden beams to the ceiling, and access to the fitted utility room. The property features three well-proportioned bedrooms, the master benefitting from a private en-suite, and an additional family bathroom. Externally, the front of the home features a garden with gravelled areas, a lawn, and a wide range of plants and shrubs. To the side of the home is access to the double garage and driveway, and to the rear is a private enclosed garden with a block paved patio seating area, a lawn, and a large range of plants and shrubs. This is a truly striking move-in-ready property.

MUST BE VIEWED





- Characteristic Barn Conversion
- Three Well-Proportioned Bedrooms
- Living Room With Feature Fireplace
- Fitted Kitchen & Utility Room
- Three Piece Bathroom Suite
- Three Piece En-Suite
- Double Garage
- Off-Street Parking
- Beautiful Garden
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

22'10" x 3'7" (6.97m x 1.10m)

The entrance hall has carpeted flooring, a radiator, a built-in storage cupboard, two wood-framed double-glazed windows to the front elevation, and a single UPVC door providing access into the accommodation.

### Living Room

22'9" max x 16'9" (6.95m max x 5.13m)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, two radiators, a TV-point, three wood-framed double-glazed windows to the front elevation, exposed wooden beams to the ceiling, and double French doors leading out to the rear garden.

### Kitchen

11'4" x 10'9" (3.47m x 3.30m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated Neff double-oven, an integrated gas hob, an integrated Bosch dishwasher, tiled flooring, partially tiled walls, a radiator, exposed wooden beams, two wood-framed double-glazed windows to the side elevations, a Velux window, and a single door leading out to the front elevation.

### Utility Room

10'9" x 5'0" (3.28m x 1.53m)

The utility room has fitted base units with rolled edge worktops, a stainless steel sink with a mixer tap and drainer, space and b=plumbing for a washing machine and tumble dryer, space for a fridge freezer, a wall-mounted Worcester combi boiler, tiled flooring, a radiator, partially tiled walls, exposed wooden beams, and a wood-framed double-glazed window to the rear elevation.

### Master Bedroom

16'6" x 11'7" (5.04m x 3.54m)

The main bedroom has carpeted flooring, two radiators, two wood-framed double-glazed windows to the side and rear elevations, and access to the en-suite.

### En-Suite

5'10" x 5'8" (1.79m x 1.74m)

The en-suite has a low level flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring and walls, a heated towel rail, and a obscure skylight window.

### Bedroom Two

12'8" max x 9'9" (3.88m max x 2.98m)

The second bedroom has carpeted flooring, a radiator, and a wood-framed double-glazed window to the rear elevation.

### Bedroom Three

12'8" x 9'8" (3.88m x 2.95m)

The third bedroom has carpeted flooring, a radiator, and a wood-framed double-glazed window to the rear elevation.

### Bathroom

5'10" x 5'8" (1.80m x 1.74m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture, tiled flooring and walls, a heated towel rail, and an extractor fan.

## OUTSIDE

### Front

To the front of the property is a garden with gravelled areas and lawned areas with ample greenery.

### Side

To the side of the property is access to the double garage and a driveway providing off-street parking.

### Double Garage

18'1" x 16'5" (5.53m x 5.01m)

### Rear

To the rear of the property is a rear garden with a block paved patio seating area, a lawn, a large range of plants and shrubs, and boundaries made up of fence paneling and hedges, with gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Phone Signal – Most 4G and limited 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Restrictive Covenants & Lowdham Conservation Area

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Newark & Sherwood District Council - Band F

This information was obtained through the directgov website. HoldenCopley 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.

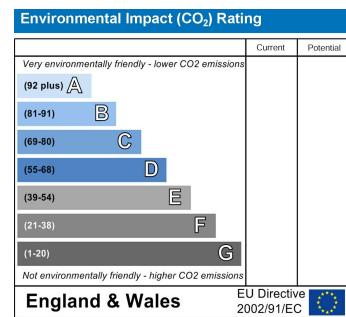
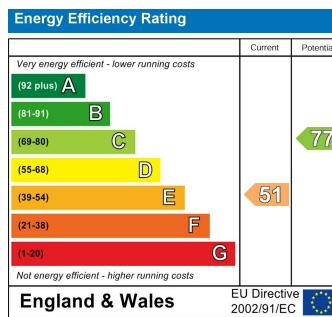
The vendor has advised the following:

Property Tenure is freehold.

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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