

HoldenCopley

PREPARE TO BE MOVED

Francklin Road, Lowdham, Nottinghamshire NG14 7BG

Guide Price £275,000

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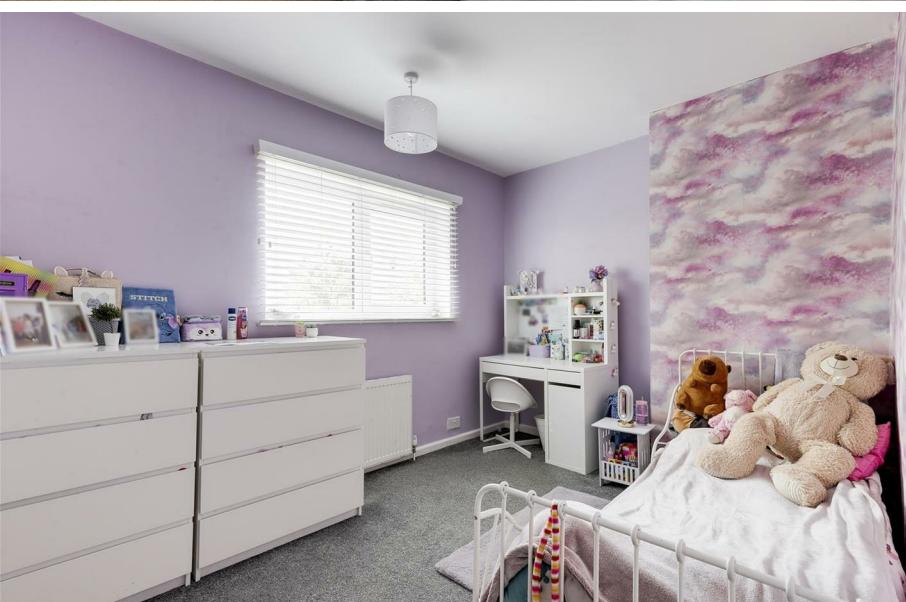
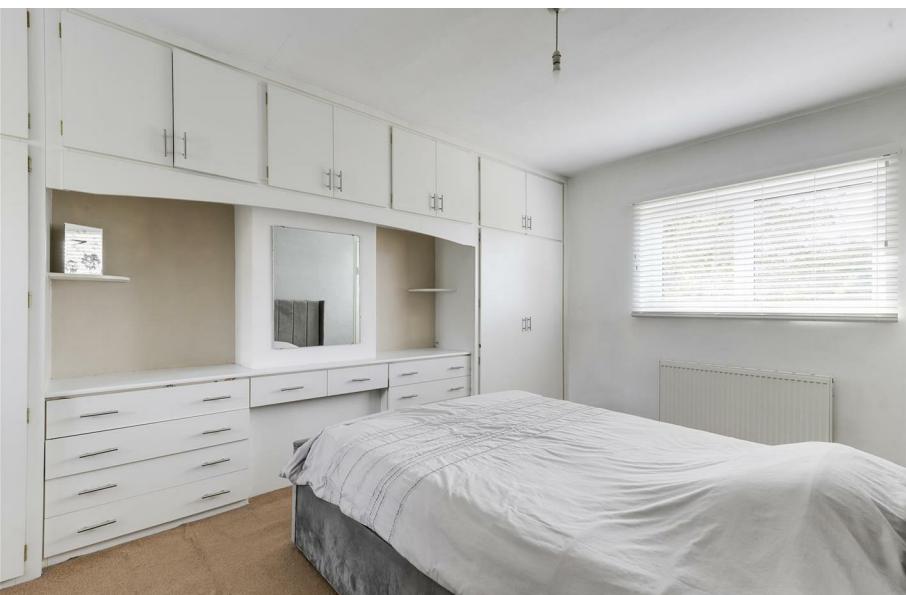
GUIDE PRICE... £275,000 - £300,000

WELL-PRESENTED FAMILY HOME...

This three-bedroom semi-detached house offers a modern and spacious setting, ideal for family living. Tucked away in a quiet village location, it is within easy reach of excellent transport and commuting links, a range of local amenities, and scenic countryside walks. The ground floor comprises an entrance hall leading to a generous living room with a feature log burner, a bright conservatory, and a dining room with open access to a modern kitchen. A stylish family bathroom completes the ground floor. Upstairs, there are three well-proportioned double bedrooms and a contemporary shower room. Outside, the property enjoys a lawned front garden with established plants and shrubs, along with access to on-street parking. To the rear is a generous garden featuring a large paved patio seating area, a lawn, and a variety of mature plants and shrubs. There is also potential for an extension, subject to the necessary planning permissions.

MUST BE VIEWED!





- Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms & Conservatory
- Modern Kitchen
- Stylish Shower Room & Ground Floor Bathroom
- On-Street Parking
- Enclosed Garden
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'11" x 8'8" (3.34 x 2.66)

The entrance hall has carpeted flooring, a radiator, ceiling coving, a UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

Living Room

17'3" x 11'1" (5.27 x 3.65)

The living room has carpeted flooring, a radiator, a recessed chimney breast alcove with a feature log burner and a wooden mantel and a UPVC double-glazed window to the front elevation.

Conservatory

12'0" x 10'3" (3.68 x 3.13)

The conservatory has vinyl flooring, a radiator, a polycarbonate roof, double French doors providing access to the dining room, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

Dining Room

10'11" x 9'7" (3.35 x 2.94)

The dining room has laminate wood-effect flooring, a radiator, open access to the kitchen, two UPVC double-glazed windows to the rear and side elevations and a single UPVC door providing access to the rear garden.

Kitchen

14'0" x 8'0" (4.29 x 2.46)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated double oven and a plate warmer, a gas ring hob and an extractor fan, space and plumbing for a washing machine, partially tiled walls, ceiling coving, laminate wood-effect flooring and a UPVC double-glazed window to the side elevation.

Bathroom

8'4" x 4'9" (2.55 x 1.46)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, tiled flooring and two UPVC double-glazed obscure window to the side and front elevations.

FIRST FLOOR

Landing

5'11" x 4'3" (1.81 x 1.30)

The landing has carpeted flooring, access to the first floor accommodation and access to the loft.

Master Bedroom

16'11" x 10'7" (5.16 x 3.23)

The main bedroom has carpeted flooring, a radiator, an in-built cupboard, fitted wardrobes and two UPVC double-glazed windows to the front and rear elevations.

Bedroom Two

11'10" x 8'11" (3.63 x 2.72)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to front elevation.

Bedroom Three

12'0" x 7'8" (3.68 x 2.35)

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

Shower Room

8'5" x 2'9" (2.57 x 0.86)

The shower room has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking, steps leading up to the property with a lawned garden, shrubs and gated access to the rear garden.

Rear

To the rear of the property is a large private enclosed garden with a paved patio area, a lawn, a stone paved pathway, a greenhouse, courtesy lighting, mature plants and shrubs and panelled fencing boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District Council - Band B

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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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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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