



Lesley  
**Greaves**  
estate & letting agents



£825 pcm

Neighbours Lane  
Lowdham  
Nottingham  
Nottinghamshire  
NG14 7AH

EPC Rating 'F'

Local Authority Newark and Sherwood District Council

Council Tax Band C

- Three Double Bedrooms
- Two Open Plan Reception Rooms
- Private Low Maintenance Garden
- Good Transport Links Nearby
- Three Double Bedrooms
- Village Location
- Three Storey
- Available Now!

### Property Directions:

Travelling along Main Street in Lowdham, towards Oxtou, Neighbours Lane can be found on the right hand side just before the Co-op.

### Gedling

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

### Contact Us

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Based in the heart of Lowdham village, this three storey property is available now. In brief the accommodation comprises an entrance lobby, living room, dining room and kitchen to the ground floor. Two double bedrooms, a bathroom and separate WC occupy the first floor and a third double bedroom to the second floor. To the rear is an enclosed low maintenance garden with outside WC. Lowdham is a sought after village location with both rail and direct bus routes into Nottingham City Centre. The village amenities include a Co-op, Post Office, Public Houses/Restaurants, Doctors, Chemist and a Primary School

COMPOSITE DOOR TO-

ENTRANCE LOBBY  
Sliding door leading to:-

LIVING ROOM  
12' 0" x 12' 0" (3.67m x 3.67m)  
uPVC double glazed window to the front, electric fire, TV aerial, picture rail and radiator. Open to:-

DINING ROOM  
12' 1" (into alcove) x 11' 1" (3.69m x 3.38m)  
uPVC double glazed window to the rear, feature fireplace with electric log burner effect fire, cupboards housing the fuse box and electric meter and doorways leading to under stairs storage and doors to the kitchen and to enclosed staircase.

KITCHEN  
Various base and wall units in white, stainless steel sink and drainer, electric cooker, fridge freezer and space for a washing machine. Radiator, uPVC double glazed window to the side and double glazed door leading to the back garden.

FIRST FLOOR LANDING  
Radiator, stairs to the second floor and doors to two bedrooms, WC and bathroom.

BEDROOM ONE  
15' 5" (into alcove) x 12' 0" (into alcove) (4.72m x 3.68m)  
Two uPVC double glazed windows to the front, picture rail and radiator.

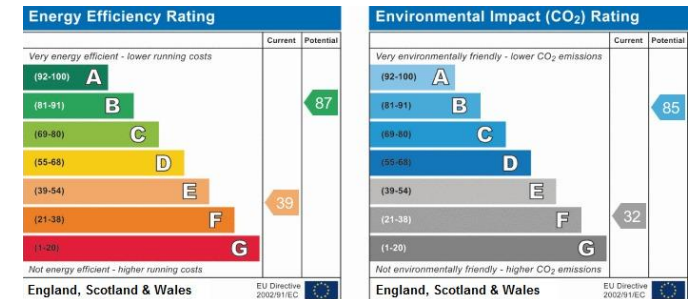
BEDROOM THREE  
11' 0" x 9' 8" (into alcove) (3.37m x 2.96m)  
uPVC double glazed window to the rear, picture rail and radiator.

WC  
White low flush WC and opaque uPVC double glazed window to the side.

BATHROOM  
With a white suite comprising of a pedestal wash hand basin and panelled bath with electric shower over, white heated towel rail, storage cupboard and uPVC opaque double glazed window to the side.

SECOND FLOOR BEDROOM  
15' 5" (into alcove) x 11' 4" (4.72m x 3.46m)  
uPVC double glazed window to the side, access to eaves and a radiator.

OUTSIDE SPACE  
The rear of the property is an enclosed low maintenance garden with gated access and an outside WC.



### Security Deposit:

Set at a maximum of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

### Holding Deposit

As an agency we are not charging tenants a holding deposit



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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