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£1,750 pcm

Old Epperstone Road, Lowdham, Nottingham, Nottinghamshire NG14 7BZ

EPC Rating D



Detached bungalow located off Old Epperstone Road and positioned within a generous plot with countryside views beyond. In brief the accommodation is all on one level and comprises a porch, entrance hallway with cloaks cupboards, dining room with bay window, living room with French doors onto the rear garden, modern kitchen diner with some integrated appliances, utility room, WC, conservatory, four piece family bathroom, three double bedrooms with an en-suite shower room to the master bedroom. There is secure parking at the front and a double garage. 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.



UPVC DOUBLE GLAZED DOORS TO -

PORCH Tiled floor and a door to -

ENTRANCE HALL Radiator, loft hatch and coving to the ceiling, dado rail, built in cloaks cupboard and cupboard housing the hot water cylinder, doors to three bedrooms, family bathroom, dining room and living room.



DINING ROOM 14' 3" into bay x 9' 8" (4.35m x 2.97m) uPVC double glazed walk in bay window to the front, radiator, coving to the ceiling, laminate flooring and gas fire suite.

KITCHEN/DINER 22' 9" x 11' 8" (6.94m x 3.57m) With a range of modern wall and base units, integrated grill, oven, warming drawer, fridge, dishwasher, Neff hob, and stainless steel extractor. Breakfast bar, one and a half bowl sink unit with mixer tap, radiator, uPVC windows, door to the utility room and double doors to the conservatory and living room.

CONSERVATORY 12' 2" x 7' 11" (3.72m x 2.42m) Brick and uPVC double glazed construction with French doors onto the garden and polycarbonate roof.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57   D	76   C
39-54	E		
21-38	F		

**UTILITY ROOM** 7' 10" x 7' 9" (2.4m x 2.37m) Fitted wall and base units, space for washing machine and space for a fridge freezer, laminate worksurfaces, sink with mixer tap, tiled splash backs, radiator, doors to WC and garage. uPVC double glazed window and stable door to the garden.

**WC** Half tiled walls, low level WC, radiator, extractor, pedestal wash hand basin and a uPVC double glazed opaque window.

**LIVING ROOM** 28' 3" x 12' 11" into chimney breast plus door recess (8.62m x 3.96m) uPVC double glazed windows to two aspects, uPVC double glazed French doors to the rear garden, radiators, coving to the ceiling, dado rail, wall light points and gas fire suite.

**MASTER BEDROOM** 14' 7" to wardrobes x 13' 7" (4.47m x 4.15m) uPVC double glazed windows to the rear, radiators, inset spotlights, a range of fitted wardrobes and drawer units, door to-

**ENSUITE** Low level WC and wash hand basin within vanity unit, double shower cubicle with a mains fed shower, heated towel rail radiator, tiled walls, laminate flooring and a uPVC double glazed opaque window to the rear.

**BEDROOM TWO** 15' 1" to the back of wardrobes x 12' 0" (4.62m x 3.67m) uPVC double glazed window to the front, radiator, fitted wardrobes, drawers and dressing table.

**BEDROOM THREE** 15' 3" x 10' 9" (4.65m x 3.28m) uPVC double glazed window to the front, radiator and wardrobe.

**COUNCIL TAXBAND:** E

**LOCAL AUTHORITY:** Newark and Sherwood District Council

**BATHROOM** Fitted with a low level WC, pedestal wash hand basin, bath and separate shower enclosure with a mains fed shower. Vertical radiator, tiled floor, tiled walls and a uPVC double glazed opaque window.

**OUTSIDE** Electric gates provide access to a parking courtyard and to the double garage. There is gated access at the side leading to a paved patio area with extensive lawned gardens beyond.

**DOUBLE GARAGE** 20' 0" x 19' 0" (6.11m x 5.80m) Having an electric up and over door, uPVC double glazed opaque windows, door to garden, radiator, power and lighting.

Deposit £2,019.23

Council Tax Band E

Initial 6 months fixed term Shorthold Tenancy

#### 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.