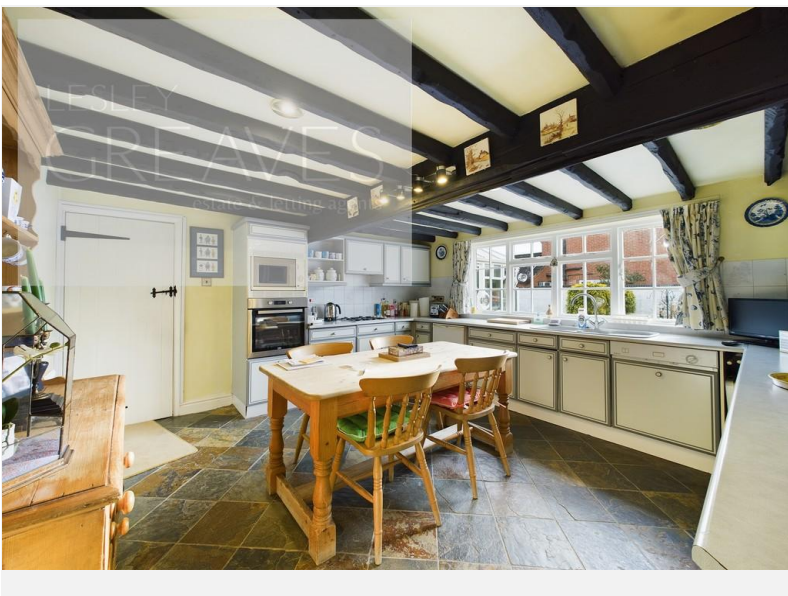




Offers In Excess Of £450,000

Main Street, Lowdham, Nottingham NG14

7BN EPC Rating D



Beautiful period cottage in central village position offering a wealth of character to include latch doors, beamed ceilings and attached barn. In brief the accommodation spans two floors and comprises an entrance hall with under stair storage cupboard, stairs to the first floor, doors to the sitting room with log burning stove style gas fire and to the living room which is open plan to a conservatory, overlooking the gardens. There is a good size kitchen diner, a utility room with door to the front and to a study, with wash hand basin and WC. To the first floor is a shower room, three double bedrooms with an en-suite bathroom and dressing room to the master bedroom. Outside is a walled courtyard style garden complete with a detached garage and patio areas. 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

- Freehold

SITTING ROOM 15' 11" x 11' 7" into recess
(4.85m x 3.53m)

LIVING ROOM 15' 11" x 12' 8" (4.85m x 3.86m)

CONSERVATORY 13' 1" x 9' 7" maximum
measurements (3.99m x 2.92m)

KITCHEN/DINER 13' 9" x 13' 2" (4.19m x 4.01m)

UTILITY ROOM 12' 0" x 8' 5" (3.66m x 2.57m)

STUDY 12' 10" x 8' 2" (3.91m x 2.49m)

MASTER BEDROOM 14' 2" x 13' 1" (4.32m x 3.99m)

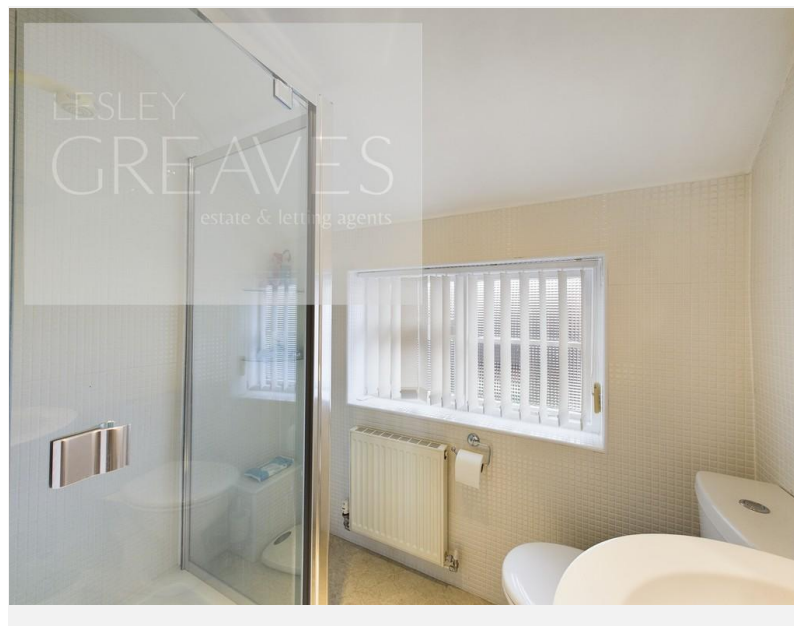
EN-SUITE & DRESSING ROOM 21' 2" x 10' 7"
(6.45m x 3.23m)

BEDROOM TWO 12' 9" x 10' 7" (3.89m x 3.23m)

BEDROOM THREE 10' 6" x 9' 11" (3.2m x 3.02m)

SHOWER ROOM 6' 10" x 4' 4" plus door recess
(2.08m x 1.32m)

BARN 23' 9" x 13' 6" (7.24m x 4.11m)

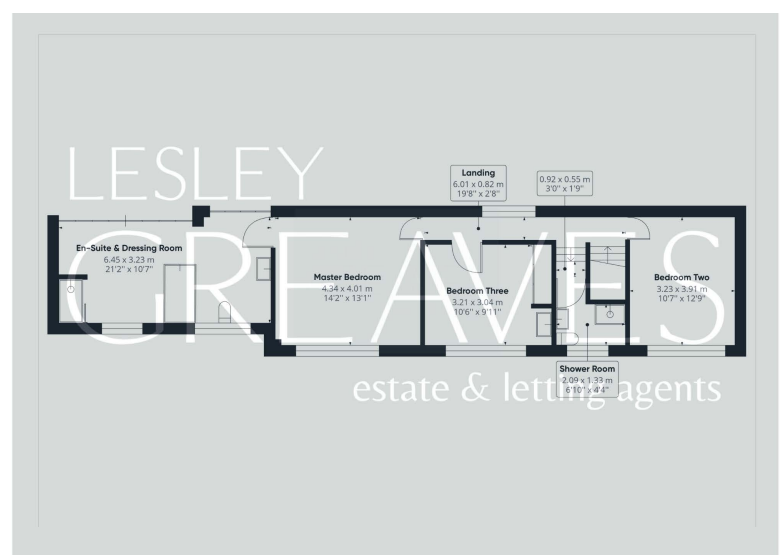
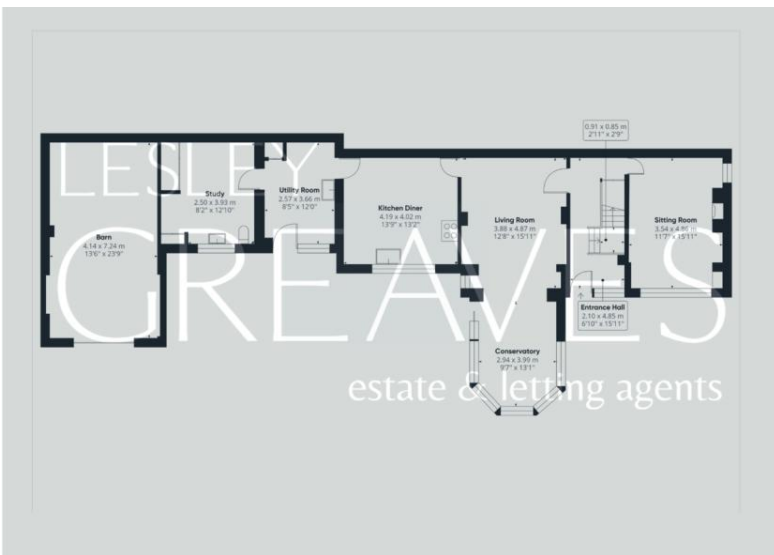


LESLEY GREAVES

estate & letting agents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: F

LOCAL AUTHORITY: Newark and Sherwood District Council

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NG4 3HP

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0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.



Company Registration Number: 5773186 | VAT Number: 917862296