



51 Lowdham Lane,
Woodborough, NG14 6DL

TJ
THOMAS
JAMES

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Thomas James are delighted to bring to the market this impressive modern state of art spacious five bedroom detached home (2969 sq ft) situated in the sought after Nottinghamshire village of Woodborough.

Offering stunning views over the local countryside to both the front and rear aspect, and having recently been refurbished by the current owners, this well presented accommodation includes a grand reception hall, ground floor w/c, cloakroom, lounge area, playroom, light and airy garden room and dining / living kitchen, utility to the ground floor, with the first floor landing giving access to five bedrooms (two with en-suite shower rooms) and the modern family bathroom.

Benefiting from double glazing, gas central heating (Evohome Heating System) and Oak doors throughout, the property boasts a large driveway to the front which provides off road parking for multiple vehicles and gives access to the double garage, plus extensive private rear garden.

An ideal family home and viewings are highly recommended (video tour available).

£895,000



Directions

Lowdham Lane can be located off Epperstone By Pass (A6097) Woodborough.

GROUND FLOOR ACCOMMODATION

Feature Entrance Door

Giving access into the:-

Reception Hall

Entrance door open into the impressive double height reception hall glazed into the gable. A stunning T shaped oak and glass staircase rising to the first floor, tiling to floor, two feature vertical radiators, feature lighting with 12 LED suspended lighting fitting, recessed LED spotlights surrounding the staircase and landing area, the outside gable has miniature recessed into the overhanging canopy, cloakroom, doors giving access into the playroom, lounge, open plan dining / living kitchen and the:-

Cloakroom

With ceiling spotlights, radiator, understairs storage cupboard (with light) and door access to:-

Downstairs W/C

Fitted with a two piece suite comprising a low level flush w/c and a wash hand basin incorporated into a vanity unit, with tiled splashback. Ceiling spotlights, extractor fan, tiling to floor.

Playroom 17'7" x 10'9" (5.38m x 3.28m)

Ceiling spotlights, radiator and security / CCTV hub.

Lounge Area 23'4" x 15'11" (7.12m x 4.86m)

UPVC double glazed window to the front elevation, feature log effect gas fire set into the chimney recess (with remote control), the fireplace is purpose built to form a music centre (amplifier and hard wired surround sound speakers) recess lighting (with dimmer switch), perimeter drop ceiling with LED strip lighting, open access into:-

Garden Room 33'10" x 10'0" (10.33m x 3.05m)

A light and airy entertainment space, with a UPVC double glazed window to the side elevation, four Velux Skylight windows to the rear pitch, two wall mounted vertical radiators, two sets of Bi-fold doors opening out the porcelain patio area, door into:-

Open Plan Dining / Living Kitchen 33'3" x 16'4" (10.14m x 4.98m)

Open plan dining / living kitchen, a spectacular room that is the hub of the property. Fitted with a range of high gloss in white, wall, drawer and base units in with work surfaces over, under counter sink and drainer with chrome mixer tap, acrylic splash back and Quartz worktop, integrated BOSCH dishwasher, built-in two NEFF multi function single oven, built-in NEFF combination microwave oven, NEFF warming drawer, built-in NEFF five ring gas hob with a NEFF extractor hood over, other integrated appliances include:- wine cooler, extra large fridge and extra large freezer.

UPVC double glazed window to the front elevation, and UPVC double glazed French doors opening out to the rear garden, breakfast island, (with feature light pendant over), two Velux Skylight windows (with remote control) LED light strip connectors, feature LED strip lighting, Karndean flooring, two feature wall mounted vertical radiators, radiator, door to:-

Utility Room

With a high gloss base unit, laminate worktop over, acrylic splashback, stainless steel sink drainer, plumbing and space for washing machine, space for dryer, continuation of the Karndean flooring, ceiling spot lights and cupboard housing the wall mounted central heating boiler and the Evohome Heating System.

FIRST FLOOR ACCOMMODATION

Galleried Landing

Providing excellent countryside views to the front aspect. Doors giving access into the five bedrooms and the family bathroom, ceiling spotlights, miniature spot lights recessed into skirting board.

Master Bedroom 16'4" x 14'11" (4.98m x 4.56m)

UPVC double glazed window to the rear elevation, built-in wardrobes, ceiling light point, radiator, door into:-

En-Suite Shower Room

Fitted with a three piece suite comprising a large shower enclosure, with a mains fed rainfall shower, a wash hand basin incorporated into a vanity unit, and a low level flush w/c. Opaque UPVC double glazed window to the front elevation, (with a remote control blind), LED mirror with sensors, electronic towel warmer, tiling to floor, partial tiling to walls, extractor fan and underfloor heating.



**Bedroom Two 13'3" x 12'9" (4.06m x 3.91m)**

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

Bedroom Three 12'0" x 12'9" (3.67m x 3.91m)

UPVC double glazed window to the rear elevation, built-in wardrobe, ceiling light point, radiator, door into:-

En-Suite Shower Room

Fitted with a three piece suite comprising a walk in shower enclosure with a shower, a wash hand basin incorporated into a vanity unit and a low level flush w/c. Opaque UPVC double glazed window to the front elevation, tiling to floor, heated towel warmer, illuminated mirror with light sensors, partial tiling to walls, ceiling spotlights, extractor fan and underfloor heating.

Bedroom Four 11'5" x 9'11" (3.50m x 3.04m)

UPVC double glazed window to the rear elevation, ceiling light point, radiator and fitted wardrobes

Bedroom Five 9'11" x 9'7" (3.04m x 2.93m)

UPVC double glazed window to the rear elevation, ceiling light point, radiator

Family Bathroom 10'9" x 8'11" (3.28m x 2.74m)

Fitted with a four piece suite comprising a bath, a shower enclosure with a mains fed rainfall shower, a wash hand basin incorporated into vanity unit, LED mirror with sensors and Bluetooth connection, electronic control heated towel warmer, extractor fan, partial tiling to walls, tiling to floor, ceiling spotlights and underfloor heating. Opaque UPVC double glazed window to the front elevation with remote control blind.

OUTSIDE

At the front of the property is a gravelled driveway providing off road parking for several vehicles and gated vehicular access to the rear aspect and detached double garage. To the front there is a lawned garden, feature lighting, open countryside views with paddocks and Nottinghamshire Wildlife Wood.

The rear garden is privately enclosed with hedged and timber fenced boundaries, there is a large laid to lawn area with well stocked borders and open unspoilt countryside views to the rear and is South facing.

Double Garage

With two single up and over doors to the front, with power and lighting connected.

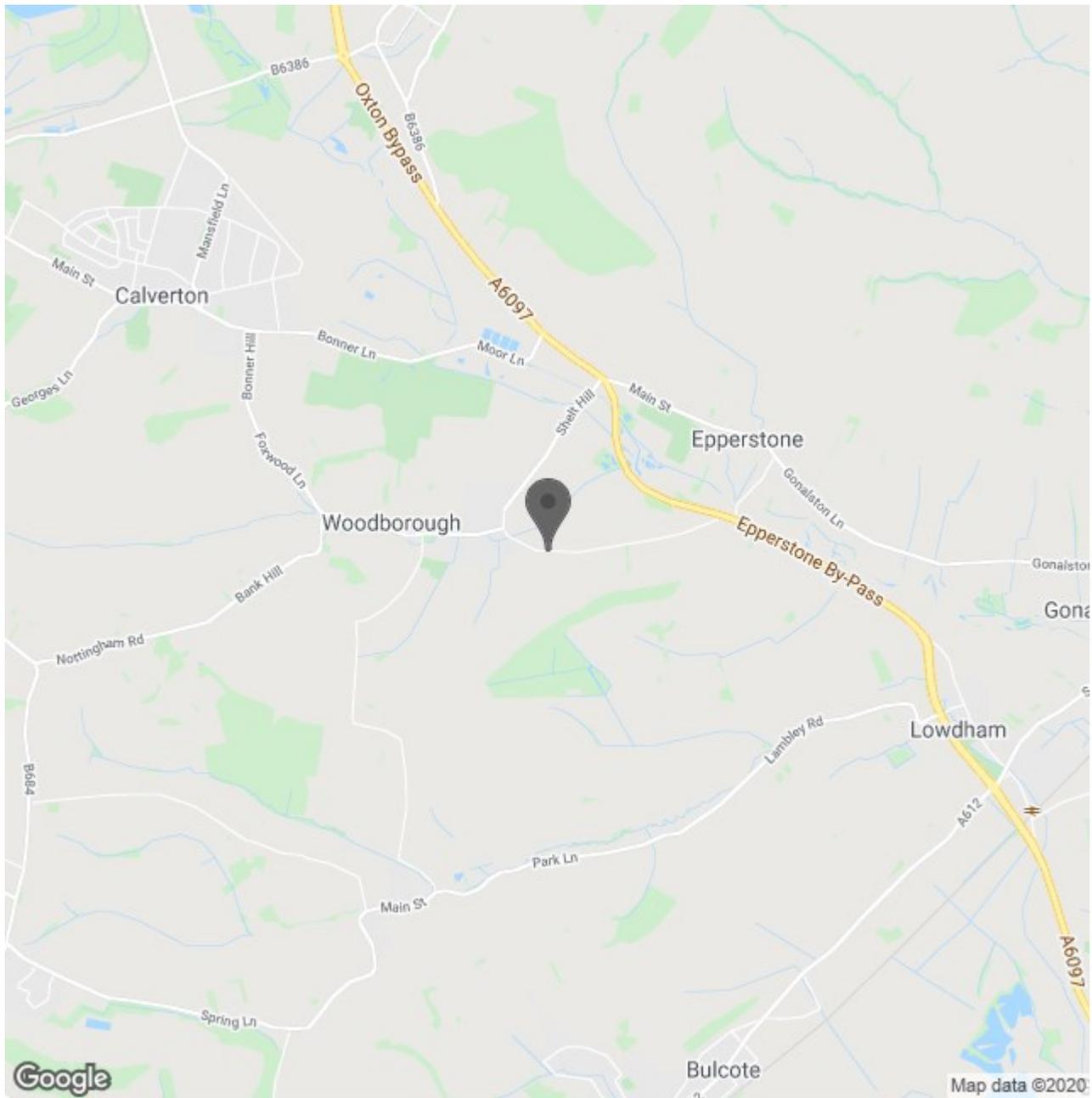
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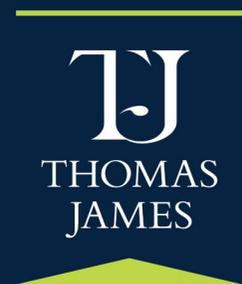
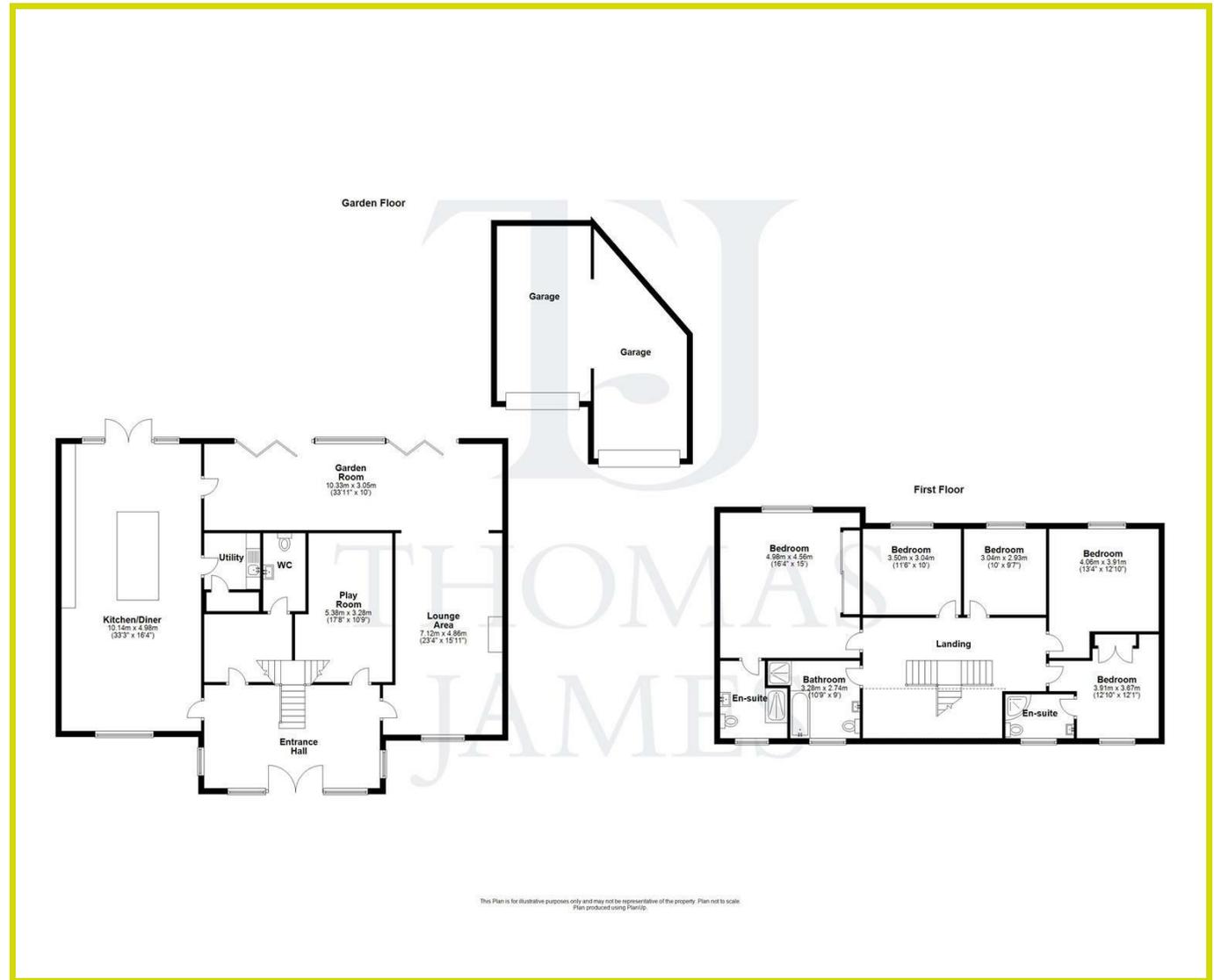
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		70	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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