



Lower Kirklington Road | Southwell | Nottinghamshire | NG25 0BH

£339,950

JF

Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

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A deceptively spacious and well presented 3 bedroom EXTENDED semi detached family home, situated in a prime location close to nearby shops and amenities and only a short walk to Southwell town centre. There property has been much improved by the current owners and briefly comprises entrance hall, sitting room, re-fitted open plan kitchen dining room, superb rear living room with sky light windows and bi-fold doors to the rear garden, utility room, downstairs cloakroom and useful side lobby with separate access to the front of the property. The first floor comprises two double bedrooms, a single bedroom and re-fitted family bathroom. Outside the long west rear facing garden features a large full width patio and new fenced boundaries, and to the front, extensive driveway parking for 3-4 cars. Competitively priced to appeal to buyers in strong purchasing positions. Early viewing recommended.

- Extended 3 bedroom semi detached house in prime location close to shops and amenities
- Utility room and downstairs cloakroom plus useful side lobby with separate front entrance
- Extensive driveway parking for 3-4 cars
- Competitively priced to appeal to buyers in strong purchasing positions
- Sitting room, re-fitted dining kitchen and superb open plan rear living room with bi-fold doors to the rear garden
- Large west facing rear garden with full width patio
- Good decorative order throughout

Hall:
4'11" x 4'4" (1.51 x 1.33)

Sitting Room:
14'5" x 12'5" (4.41 x 3.81)

Kitchen / Dining Room:
15'11" x 9'10" (4.86 x 3.01)

Living Room:
21'5" x 15'2" (6.55 x 4.64)

Utility Room:
6'0" x 4'9" (1.83 x 1.47)

Cloakroom/W/C:
5'3" x 4'9" (1.62 x 1.47)

Side lobby:
13'7" x 4'6" (4.15 x 1.38)

Landing:
9'1" x 6'3" (2.77 x 1.92)

Bedroom 1:
11'5" x 9'1" (3.50 x 2.78)

Bedroom 2:
11'4" x 9'3" (3.46 x 2.82)

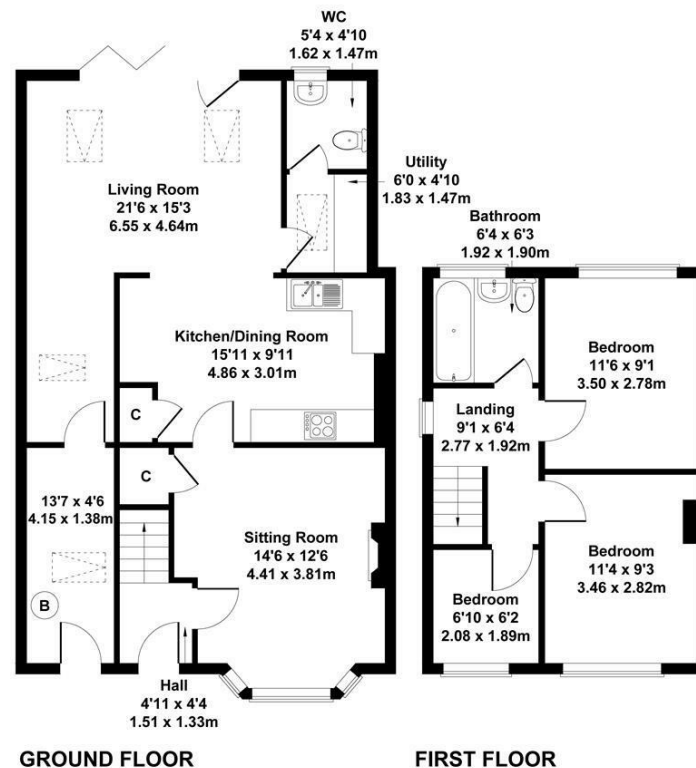
Bedroom 3:
6'9" x 6'2" (2.08 x 1.89)

Bathroom:
6'3" x 6'2" (1.92 x 1.90)



93 Lower Kirklington Road, Southwell, NG25 0BH

Approximate Gross Internal Area
1119 sq ft - 104 sq m



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency 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			
England & Wales		64	79
		EU Directive 2002/91/EC	

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