

# HoldenCopley

PREPARE TO BE MOVED

Lower Kirklington Road, Southwell, Nottinghamshire NG25 0DX

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Guide Price £575,000 - £600,000

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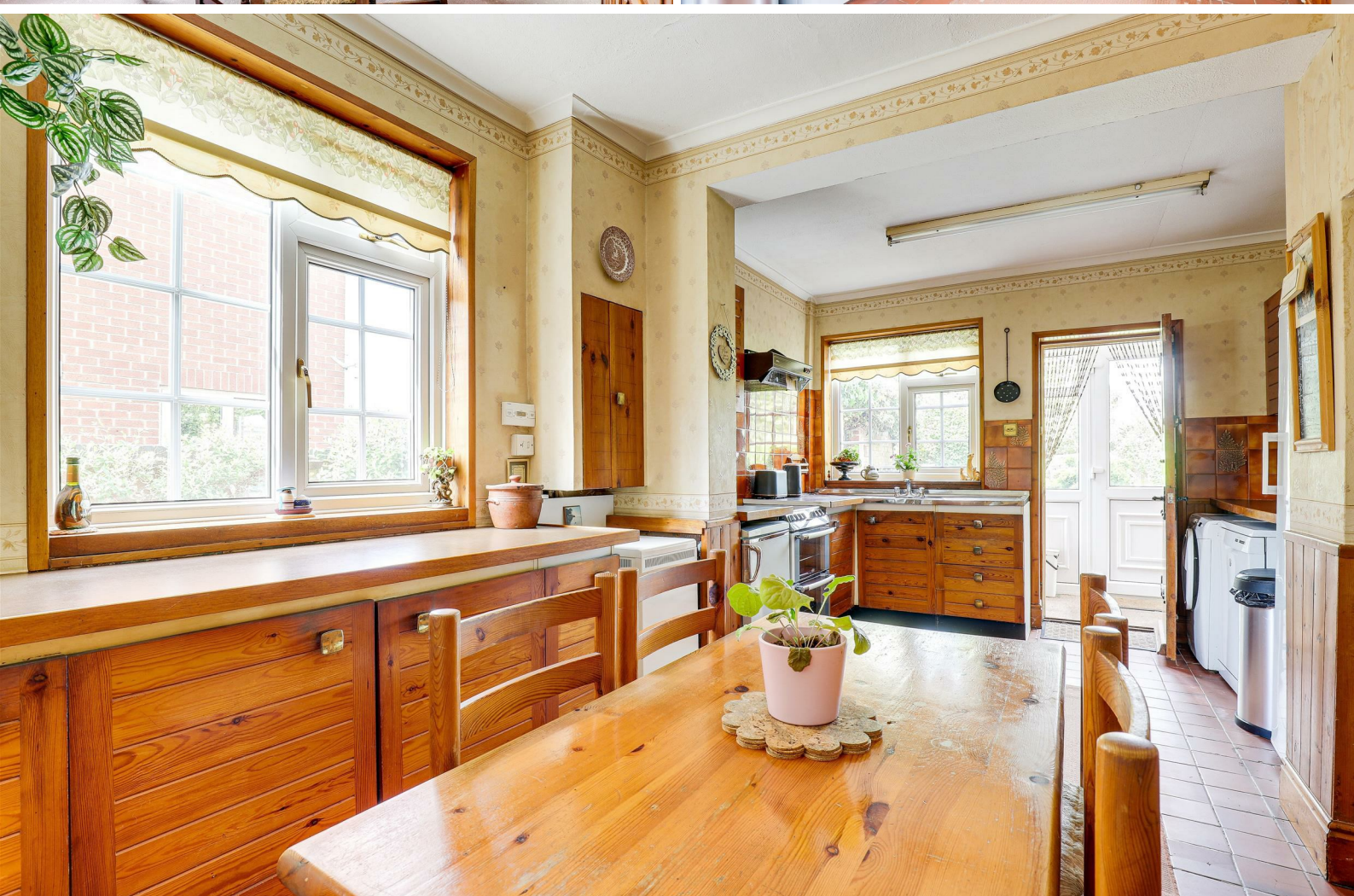


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NO UPWARD CHAIN...

This beautiful four-bedroom Victorian detached house, full of character and charm, offers a rare opportunity to acquire a spacious family home in a highly desirable location. With no upward chain, this property is the perfect canvas to create your dream home while enjoying the convenience of nearby transport links, exceptional schools including Southwell Minster, and a vibrant selection of shops, pubs, and local amenities. A convenience store is also just down the road for added convenience. Step inside to discover a wealth of living space. The ground floor features an entrance porch and hallway leading to a generously sized living room, filled with natural light from a front-facing window and double French doors that open out to the rear garden. A separate dining room provides a perfect setting for family meals, while the kitchen diner offers ample space for both cooking and dining. Completing the ground floor is a versatile porch area and a convenient W/C. The upper level boasts four well-proportioned bedrooms, each providing a peaceful retreat, along with a four-piece bathroom suite. Outside, the property continues to impress. To the front, a substantial driveway provides ample off-road parking, alongside access to a detached garage with power supply and lighting. The rear garden is a serene haven, not overlooked and offering excellent privacy. It features a patio seating area perfect for entertaining, a well-maintained lawn bordered by mature plants, shrubs, and trees, a pathway leading to pond area with two water features, a greenhouse, a brick-built shed, and an outdoor W/C.

MUST BE VIEWED!





- Victorian Detached House
- Four Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen Diner
- Ground Floor W/C
- Four-Piece Bathroom Suite
- Driveway & Garage
- Established Gardens
- No Upward Chain
- Sought-After Location





GROUND FLOOR

Entrance Porch

3'1" x 4'3" (0.95m x 1.32m)  
The entrance porch has tiled flooring, partially panelled walls, two single-glazed windows to the side elevations and a single wooden door providing access into the accommodation.

Hall

24'4" x 3'0" (7.44m x 0.92m)  
The hall has carpeted flooring, a radiator, a dado rail and a single door providing access from the porch.

Living Room

11'6" x 12'1" (3.51m x 3.68m)  
The living room has carpeted flooring, two radiators, ceiling coving, a picture rail, a feature fireplace, a UPVC double-glazed window to the front elevation and double French doors opening out to the rear garden.

Dining Room

11'5" x 11'6" (3.50m x 3.51m)  
The dining room has carpeted flooring, a radiator, a picture rail, a feature fireplace and a UPVC double-glazed window to the front elevation.

Kitchen

17'1" x 10'9" (5.21m x 3.28m)  
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a double drainer and a mixer tap, space for a cooker, space and plumbing for a washing machine & dishwasher, partially tiled walls, partially panelled walls, an in-built storage cupboard, ceiling coving, quarry tile flooring, two UPVC double-glazed windows to the side and rear elevations and a single stable door providing access to the rear garden.

Rear Porch

10'4" x 3'8" (3.17m x 1.12m)  
The porch has carpeted flooring, a polycarbonate roof, UPVC double-glazed windows surround and a single UPVC door providing access to the rear garden.

W/C

3'9" x 7'10" (1.15m x 2.39m)  
This space has a low level dual flush W/C, a pedestsal wash basin, a radiator, a dado rail, a fitted storage cupboard, carpeted flooring and a single-glazed window to the rear elevation.

FIRST FLOOR

Landing

4'11" x 5'10" (1.51m x 1.80m)  
The landing has carpeted flooring, a dado rail, an in-built storage cupboard, a single-glazed sash window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

11'5" x 15'6" (3.49m x 4.73m)  
The main bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the side and front elevations.

Bedroom Two

11'5" x 11'6" (3.50m x 3.53m)  
The second bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the side and front elevations.

Bedroom Three

8'9" x 8'5" (2.68m x 2.59m)  
The third bedroom has carpeted flooring, a radiator and a single-glazed window to the rear elevation.

Bedroom Four

7'10" x 11'2" (2.41m x 3.42m)  
The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom

8'6" x 8'5" (2.60m x 2.57m)  
The bathroom has a low level flush W/C, a bidet, a vanity storage unit with a wash basin, a panelled bath with a showe fixture, a radiator, partially tiled walls, an in-built storage cupboard, a picture rail, carpeted flooring and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a large driveway providing ample off-road parking, access to the garage with power supply, courtesy lighting and an electric up-and-over door, gated access to the rear garden, a lawn and hedge border boundaries.

Rear

To the rear of the property is a private garden with a paved patio area, a lawn that is bordered by a pathway leading to a pond, two water features, established plants, shrubs & trees, a greenhouse, an outdoor W/C, access to a brick-built shed and hedge border boundaries.

DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District Council - Band E  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

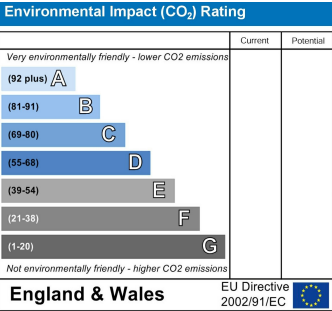
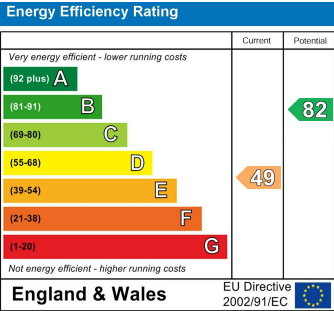
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ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – nexfibre, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 10000Mbps & Highest upload speed at 10000Mbps
- Phone Signal – Good coverage of Voice, 3G & Some coverage of 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

Outdoor WC

6'2" x 2'11" (1.90m x 0.91m)



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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