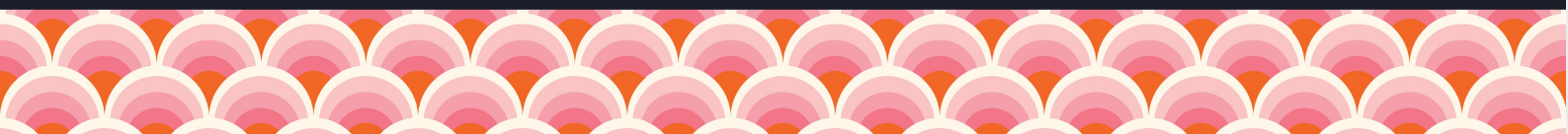




16 Springfield Road | | Southwell | NG25 0BT

£311,000

FENTON JONES



Key features

- 3 bedroom semi detached bungalow
- Significantly extended at the rear
- 15 minute walk into Southwell town centre
- Good sized kitchen/dining room
- Lawned garden to front and rear
- No upward chain

Description

A three bedroom semi detached bungalow in a sought after location in Southwell within easy walking distance of all that the town has to offer including shops, doctors, schools and entertainment.

The property has two double bedrooms and a single and has been extended to the rear to create a generous sized sitting room with double doors out onto the garden and a large kitchen with dining area.

There is a fully enclosed manageable sized garden to the rear and a smaller lawn to the front with a paved parking area with space to park two vehicles.

Southwell is a thriving market town with a Minster and a great collection of independent shops, cafes and restaurants. There are a number of highly regarded infant and junior schools as well as the much sought after Minster secondary school. There is access to many different sports and recreational facilities nearby. Southwell is surrounded by countryside so there are plenty of beautiful walks right on your doorstep.



Frontage

At the front of the property, there is a paved driveway with enough space to park two vehicles and a pathway up to the front door. There is a lawned area with established shrubs and plants and a path that leads around from the front to the rear of the property via a gate.

Entrance Hall

6'6" x 7'10" max

Through the front door is the entrance hall which has laminate flooring and doors to all 3 bedrooms, the bathroom and sitting room.

Bedroom 1

10'9" x 10'9"

This is a good sized double room with a large double glazed bay window overlooking the front garden.

Bedroom 2

10'9" x 7'10"

Double bedroom with window to the side of the property.

Bedroom 3

8'10" (excl. cupboard) x 6'10"

This single room has a good sized built in cupboard that incorporates both a wardrobe and an airing cupboard and provides plenty of storage space. There is a double glazed window overlooking the front garden.







Bathroom

7'10" x 5'6"

This fully tiled bathroom is fitted with a bath with shower over, sink, WC and radiator. There is a frosted window out to the side of the property.

Sitting Room

23'3" x 11'1"

Large room with double glazed doors opening out into the garden. There is an ornate fireplace with marble hearth and inset gas fire and a door through to the kitchen with dining area.

Kitchen Dining room

20'0" x 10'9"

Excellent sized room that is split into a good sized kitchen area and a dining area with a large bay window overlooking the rear garden. The kitchen has ample wall and base units with a laminate work top. There is a stainless steel sink under the window to the side and a handy tall pantry cupboard. There is a free standing oven and undercounter fridge with space for an under counter freezer. The boiler is in this room. There is a door out into the garden.

Garden

The rear garden is fully enclosed and has a manageable sized lawn which is bordered with established beds and trees. In the corner of the garden there is a good sized shed and there is a lovely patio area which runs the full width of the back of the property.

Further Information

TENURE: Freehold. COUNCIL TAX BAND: B EPC RATING: 67/D SERVICES: All mains services are connected to the property.

VIEWING: To arrange a viewing please contact Fenton Jones on 01636 390000 or sales@fentonjones.com

Floor Plan

Approx. 80.0 sq. metres (861.6 sq. feet)



Total area: approx. 80.0 sq. metres (861.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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