



16 | Leeway Road | Southwell | NG25 0BX

£340,000

FENTON JONES



Key features

- Lovely well maintained 3 bed home
- Sits in spacious plot on a popular road
- Extended to create open plan kitchen diner
- Flexible downstairs reception rooms
- Easy walk to local shop and the town centre
- Good sized rear garden
- Ample off road parking
- Minster School catchment

Description

This lovely, well maintained 3 bed house is a good sized, ready to move into property on a popular road in Southwell within easy walking distance of all that Southwell has to offer.

The property has been extended on the ground floor to create a good sized kitchen diner with a sitting area as well as a lounge. Upstairs there are 2 double and a single bedroom as well as a family bathroom.

The front of the house is bordered by a hedge with ample gravelled parking . To the rear of the property is an attractive garden that is not overlooked with a patio as well as raised decking. The house is situated on a wider than average plot and there is the potential to further extend subject to planning.

The property benefits from gas central heating with radiators throughout. It is also fully double glazed.

The house is situated in a desirable location in central Southwell. 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.



Entrance Hall

13'9" x 5'10" max

The entrance hall has a tiled floor and stairs leading to the first floor with a generous under stairs cupboard. Similar properties have converted this cupboard into a downstairs w/c so this might be possible.

Sitting Room

12'5" x 11'5"

A good sized room at the front of the house with a bay window to the front. A stylish exposed brick chimney with tiled hearth houses an electric coal effect log burner at the heart of the room. Currently this room is open to the sitting area off the kitchen diner but double doors could easily be put in to make it a separate room.

Living/ Kitchen/ Dining

17'0" x 16'8"

This space is split into 3 distinct areas:

Living Area

9'10" x 8'6"

This area also has a chimney breast with an electric fire. There are built in bookshelves either side of the chimney. This space then blends into the kitchen dining area.

Dining Area

9'10" x 8'6"

This is a lovely light filled room that is part of the contemporary single storey extension to the rear. There are double French doors to the patio as well as a generous skylight window.







Kitchen area

17'0" x 6'10"

Part of the kitchen is also in the lovely extension and the sink is positioned under the window with views to the garden. There is an eye level Bosch double oven and a 5 ring gas hob as well as an integrated dishwasher. There is space for a washer and dryer as well as an American style fridge/ freezer. The worktops are solid wood and there is a second skylight above the sink creating a light filled space.

Bedroom 1

12'9" x 10'5"

A light filled double room to the front of the property with a bay window overlooking the front. The room has fitted wardrobes.

Bedroom 2

10'5" x 9'6"

Another double room with views over the rear garden.

Bedroom 3

7'6" x 6'6"

A single room with views to the front.

Bathroom

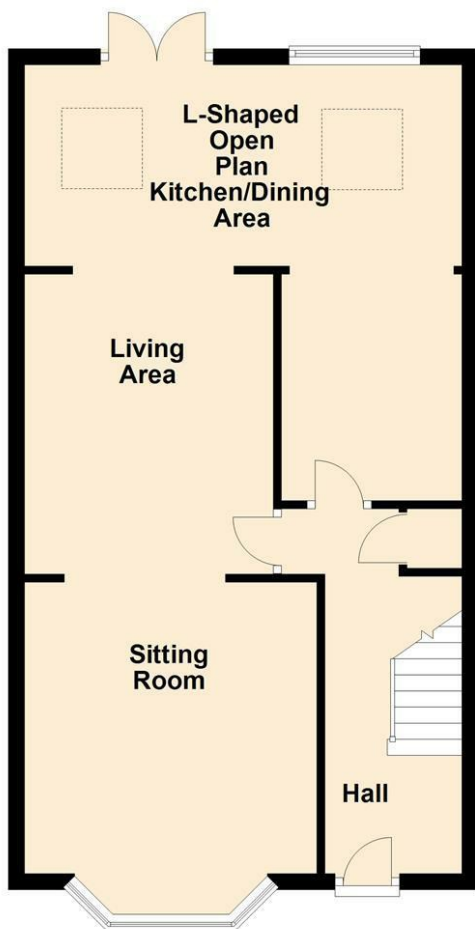
7'6" x 4'11"

There is a bath with shower over, sink in a vanity unit with built in shelving and a toilet. There are windows to the rear and the side. Outside the bathroom is an airing cupboard with the Ideal gas combi boiler in and shelving.

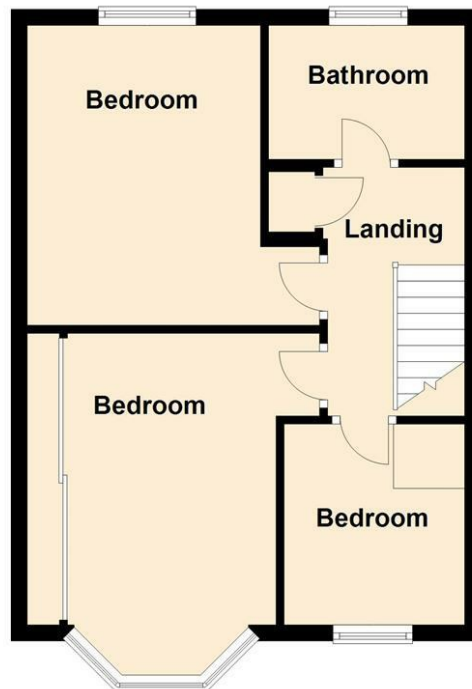
Outside


To the front of the property there is plenty of parking. There is access via a side gate to the rear of the property where the good sized garden is not overlooked and is split into patios areas, raised decked seating and lawned area. There are also 2 sheds.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

FENTON JONES

7 Church Street
Southwell
Nottinghamshire
NG25 0HQ

01636 390000

sales@fentonjones.com

<https://www.fentonjones.com>