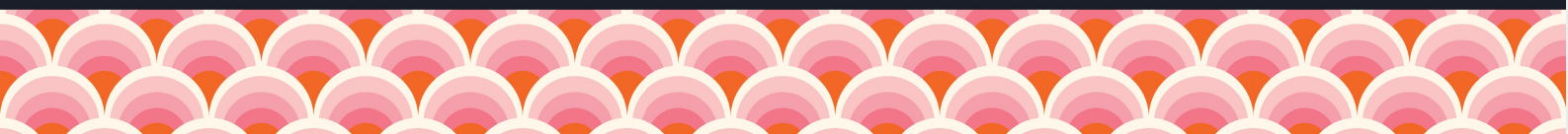




39 Leeway Road | | Southwell | NG25 0BZ

£340,000

FENTON JONES



Key features

- 2 bed detached bungalow
- Convenient easy walk into Southwell
- Fully modernised
- Spacious open plan kitchen dining room
- 2 bathrooms
- Garage and off street parking for 2 cars
- Corner plot

Description

The bungalow is a fully modernised, detached 2 bedroom property with garage and parking in Southwell. The bungalow sits on a lovely corner plot and is in a very convenient location within easy walk of the amenities that the town has to offer.

You enter the bungalow through a smart front hall with storage and then go through to the generous sized sitting room with modern fireplace that could house a log burner. The sitting room leads to a rear hall where you can access the surprisingly large kitchen dining room with plenty of space for a dining table and sitting area. The utility room is off the kitchen. There are 2 double bedrooms, one with an ensuite and a good sized family bathroom.

Outside there is parking to both the front and rear as well as a single garage. The garden is mainly lawn to the front, patio to the side and a smaller private lawned area to the rear.

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

5'2" x 3'11"

The front door has a frosted windows to one side. There is a coat cupboard that also houses the electric meter. There is vinyl geometric flooring.

Sitting Room

18'0" x 12'5"

There is a large window to the front of the room and a stylish contemporary fireplace with a wooden mantle and granite hearth. The fireplace is not currently used but the chimney is lined so it could be used as an open fireplace again. There is a contemporary glazed door through to the hallway.

Rear Hall

16'4" x 3'11"

Door to sitting room, kitchen, both bedrooms and bathroom. There is loft access with a pull down ladder and a part boarded loft.

Kitchen Diner

17'4" x 17'0"

This is a surprisingly large room with a good sized kitchen area as well as plenty of room for a dining table and a relaxing comfy sofa to create a perfect cooking, dining and entertaining space. The ivory gloss cabinets are complemented by dark grey laminate worktops, metro tiles and grey tile effect flooring. There is a large window to the front and side as well as a door to the side garden. There is a Zanussi eye level double oven, 4 ring ceramic hob and stainless steel and glass extractor. In addition, there is an integrated fridge freezer and dishwasher. The Ideal combi boiler is also in the kitchen and it is only 3 years old.

Utility

9'10" x 4'3"

There is a stainless steel sink set in a countertop underneath a window overlooking the side garden. There is a cupboard underneath with space for 2 appliances as well as a wall cupboard. There is loft access to a small loft.

Bedroom 1

15'1" (max) x 8'10"

This double room has a window overlooking the side garden and a door to the ensuite.

Ensuite

4'11" x 5'6" (max)

This fully tiled ensuite has a corner shower, sink, toilet and heated towel rail. There is a laminate floor.







Bedroom 2

13'1" x 9'10"

This double room has a large window overlooking the rear garden and fitted sliding wardrobes .

Bathroom

10'5" x 9'2" (max)

This good sized bathroom is fully tiled and has a bath as well as a corner shower cubicle, sink in vanity unit, toilet and large heated towel rail. There is a tall fitted storage cupboard and a frosted window to the rear.

Garage

21'7" x 10'9"

A good sized garage situated to the rear of the property with parking on the driveway. The garage has electric roller doors and a window to the rear.

Garden

Front Garden

This is mainly laid to lawn with an established border with steps up to the front door . There is a driveway with parking for one car.

Side Garden

There is a hedged and fenced boundary with gated access to the driveway and garage. There is a large patio area.

Rear Garden

This is a private, south east facing lawned area with raised beds and a path leading to the side door of the garage.

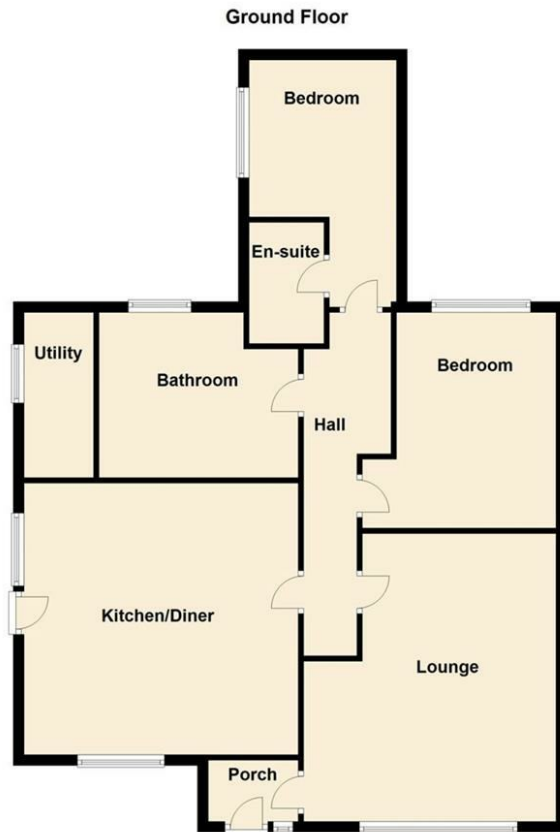
Further information

All mains services are connected.

Ideal combi boiler fitted 3 years ago.

Council tax band C.

Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(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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