



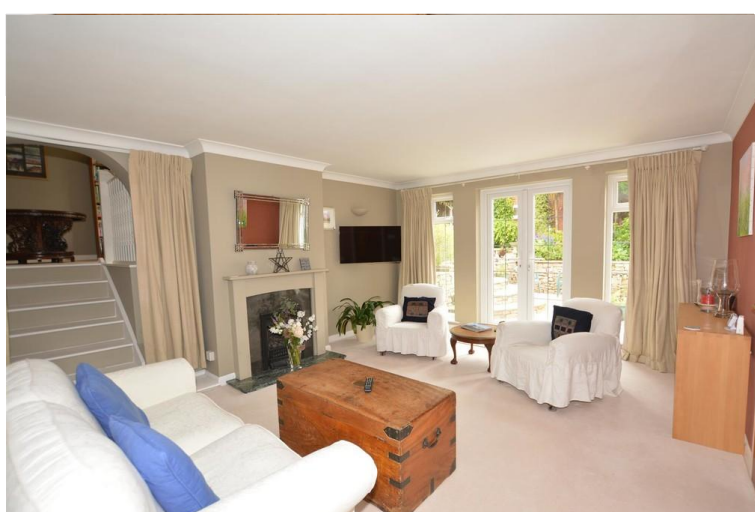
## Century House, 100 Westgate Southwell, NG25 0LT

**£575,000**

Exceptionally well maintained and deceptively spacious detached Georgian Cottage ideally located close to the wide range of facilities and amenities that are available in Southwell. Schools for all ages are within 1/2 mile of Century House and so this delightful home is ideally positioned for any buyer looking to move. Originally dating back to circa 1782 the cottage has been cleverly extended to offer accommodation including entrance hall, sitting room, dining room, kitchen, utility room and further family room/bedroom 4, it must be said that both the sitting room and family room offer direct access to a beautiful well stocked garden. To the first floor a large window lights up the landing with three bedrooms, bathroom and further en-suite bathroom. Outside, delightful well stocked courtyard garden with front high brick wall and gravel driveway providing parking for numerous vehicles which in turn leads to a single garage. The private rear enclosed garden is tiered.



Century House, 100 Westgate, Southwell, NG25 0LT



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – E.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundy's.





## LOCATION

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**SOUTHWELL** Southwell is a Minster town in Nottinghamshire, close to the towns and cities of Nottingham, Lincoln and Newark. This historic town benefits from a wide range of amenities which include boutique shops, restaurants, doctors, dentists and pharmacies. Southwell also benefits from excellent schooling. In particular the Minster School a renowned school consistently rated "outstanding" by Ofsted. Southwell is ideally situated within the East Midlands and benefits from excellent road and rail links, being close to Newark and its mainline train station Newark Northgate (only 6 miles/20 minutes away) for ease of access into London in approximately 80 minutes.



**Entrance Hall** Double glazed panel door leads through to the entrance hall. Beams to ceiling. Radiator. Electric meter cupboard. Wall lights. Understairs storage cupboard. Stairs rising to the first floor.

**Dining Room** 3.76m x 3.25m (12'4 x 10'8) Double glazed window to the front elevation. Beamed ceiling. Radiator. Wired for wall lights. Double glazed door to the rear elevation.

**Sitting Room** 5.05m x 4.17m (16'7 x 13'8) Double glazed double door to the rear elevation and two double glazed windows to the rear. Coal effect gas fire with feature surround. Radiator. Wall lights. Stairs off to;



**Family Room/Bedroom Four/Office** 4.52m x 4.27m (14'10 x 14'0) East facing family room with double glazed double door and windows to the rear garden. Radiator.

**Kitchen** 3.76m x 1.83m (12'4 x 6'0) Fitted with a range of wall and base units surmounted by a rolled top work surface inset with sink and drainer. Electric double oven and gas hob with extractor over, integrated fridge and dishwasher. Microwave shelf. Heated towel rail. Wall cupboard lighting. Beamed ceiling. Double glazed window to the front elevation.

**Cloaks/Utility** 2.08m x 2.03m (6'10 x 6'8) Fitted with a WC and Belfast sink. Space for fridge/freezer. Plumbed for washing machine. Vinyl floor. Window to the side



elevation.

First Floor Landing Half landing with side leaded window.

Bedroom One 4.45m x 4.19m (14'7 x 13'9) Three double glazed windows to the side elevation. Full wall of fitted wardrobes. Radiator.

En-Suite 2.08m x 2.03m (6'10 x 6'8) Fitted with a suite comprising shower bath with shower over and glazed screen, vanity wash hand basin and low flush WC. Heated towel rail. Tiled floor and fully tiled walls. Downlights inset to ceiling.

Bedroom Two 3.76m x 3.25m (12'4 x 10'8) Double glazed window to the front elevation. Radiator.



Bedroom Three/Office 3.76m x 1.88m (12'4 x 6'2) Single bedroom with window overlooking the front elevation. Radiator. Double cupboard housing the boiler.

Family Bathroom 2.54m x 1.52m (8'4 x 5'0) Fitted with a suite comprising bath with shower over and glazed screen, vanity wash hand basin and low flush WC. Heated towel rail. Double glazed window to the front elevation. Splash back tiling to walls. Downlights inset to ceiling.

Garage Single garage with roller garage door and side door and window to the garden. Light, power and water supplied.

Outside To the front of the property a gravel driveway provides off road parking for numerous vehicles in front of the detached single garage. The front garden area is walled with a bed containing a selection of well stocked and matures plants and shrubs. The private and secluded rear garden is south facing and offers numerous seating areas along with a lawned garden with raised beds and borders containing mature plants and shrubs. Covered pergola and brick built shed (8'09" x 6'09").

Local Authority Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

Services All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.



Tenure Freehold with vacant possession.

Viewing Information By appointment with the office, call 01636 813971.





#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

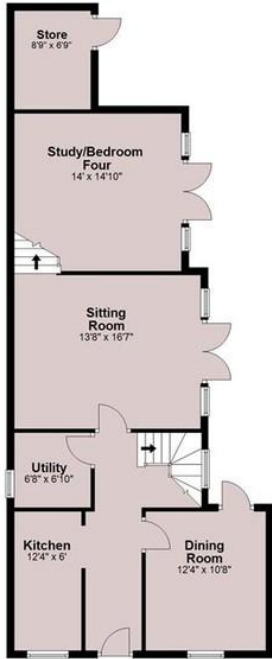
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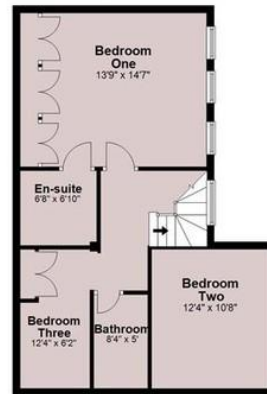
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**Ground Floor**  
Approx. 696.3 sq. feet



**First Floor**  
Approx. 625.4 sq. feet



Total area: approx. 1522.3 sq. feet  
For illustration purposes only  
Plan produced using PlanItUp

26 Kirkgate  
Newark  
NG24 1AB  
newark@amorrison-mundys.net  
01636 700888

22 King Street  
Southwell  
NG25 0EN  
southwell@amorrison-mundys.net  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS  
info@mundys.net  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
info@mundys.net  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.