



105 Lower Kirklington Road

Southwell, NG25 0DR

£335,000

Spacious detached bungalow offered with no upward chain on a large plot and having a south facing rear garden. Having been extended to the rear the accommodation briefly comprises entrance hall, lounge, dining area, kitchen and conservatory, three bedrooms and shower room. Large driveway and single garage with large south facing rear garden. Extending to over 940 sq.ft the property would benefit from some modernisation to the buyers taste and an early viewing is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Munds.

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Entrance Hall 2.29m x 2.24m (7'06" x 7'04") With double glazed entrance door with side panel to the side elevation. Built-in cupboard and radiator.

Lounge 4.93m x 3.63m (16'02" x 11'11") Exposed brick chimney breast with stone hearth and double sided cast-iron log burning stove. Radiator. Double glazed sliding patio doors leading through to the;

Conservatory 3.23m x 2.54m (10'07" x 8'04") With brick base and of UPVC double glazed construction with windows overlooking the rear garden. Double French doors leading to the outside. Air conditioning unit and ceiling fan.



Dining Area 3.91m x 2.59m (12'10" x 8'06") With ample space for dining table and leading through to the kitchen. Useful built-in storage cupboards providing ample storage. Further fitted cupboard housing the gas central heating boiler. Chimney breast recess with double sided log burner which is shared with the lounge area. Radiator. UPVC double glazed door to the side elevation.

Kitchen 3.30m x 2.59m (10'10" x 8'06") Fitted with a range of wall and base units surmounted by a worksurface inset with single drainer sink unit with mixer tap. Integrated appliances include built-in eye level electric oven, four ring electric hob with extractor over, plumbing for washing machine and space for larder fridge/freezer. Splash back tiling to walls. Parquet flooring. UPVC double glazed window overlooking the rear garden.



Bedroom One 3.81m x 3.63m (12'06" x 11'11") Range of fitted bedroom furniture with storage and hanging facilities. UPVC double glazed picture window overlooking the front elevation. Radiator.

Bedroom Two 3.63m x 3.02m (11'11" x 9'11") Double bedroom with UPVC double glazed window to the side elevation. Dado rail. Radiator.

Bedroom Three 2.79m x 2.57m (9'02" x 8'05") UPVC double glazed window to the front elevation. Radiator. Hardwood flooring.

Shower Room/WC 2.67m x 1.52m (8'09" x 5'0") Fitted with a suite comprising corner shower cubicle with sliding doors and shower, pedestal wash hand basin and low flush WC. Heated towel rail. UPVC double glazed window to the side elevation.



Outside To the front of the property a tarmac driveway with flower and shrub borders provides off street parking for several vehicles leading to the attached brick built garage (6'10" x 19'01") with up and over door, power and light supplied with personal door and window. The delightful South facing rear garden is fully enclosed with fence and timber boundaries. The garden is laid mainly to lawn with borders containing a variety of plants, trees and shrubs. Paved patio area with greenhouse and timber shed.



WEBSITE

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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 roughly checked.

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GROUND FLOOR
942 sq.ft. approx.



TOTAL FLOOR AREA - 942 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are deemed to be in place as at the time of completion of the contract. Made with Metropix 02024

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