



109 Lower Kirklington Road

Southwell, NG25 0DR

£367,500

Renovated throughout to the highest standard and offered with no upward chain this well appointed detached bungalow has potential for further extension to add a third bedroom subject to planning. Situated in this convenient location offering easy access to the local Morrisons, bus stop with circular route around Southwell and a wider range of facilities and amenities in town. The property has been re-wired and has UPVC double glazed windows, soffits, fascias and guttering. The accommodation briefly comprises entrance porch, handy pantry and inner entrance hall, spacious lounge, fitted dining kitchen, two large double bedrooms, bathroom and separate cloakroom. Outside, large driveway with turning area to the front with shrub bed, new concrete sectional garage, rear enclosed south facing private garden with patio, lawned area and shrub borders.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

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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Porch 1.09m x 1.88m (3'6" x 6'2") Double glazed door with coloured glazing leads to the entrance hall. Victorian styled tiled floor, access to the pantry.

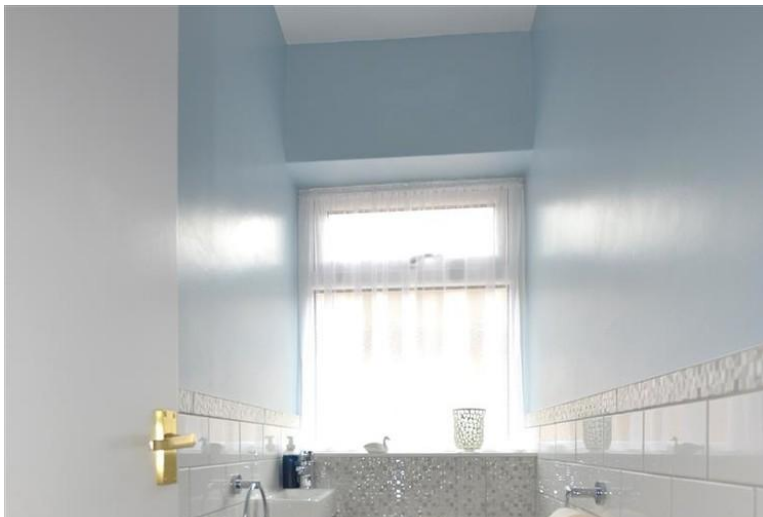
Pantry Handy space which is shelved and plumbed for washing machine. Gas meter. Coat hooks.



Entrance Hall 1.32m x 6.25m (4'3" x 20'6") Radiator. Double cupboard with rail and shelving.

Kitchen/Diner 3.28m x 4.67m (10'09" x 15'04") Fitted with a range of wall and base units with solid oak doors and oak veneer panels and cornices, laminate work surface inset with 1.5 bowl stainless steel single drainer sink unit with mixer tap. Integral appliances include Bosch dishwasher, Bosch multi-function electric oven, gas hob and extractor over. Space for fridge/freezer. Italian porcelain tiled splash back. Space for dining table. Stone effect laminate floor, Radiator. Ideal central heating boiler still under warranty. Down lights inset to ceiling. Double glazed window.

Lounge 5.64m x 3.68m (18'06" x 12'01") Radiator. Gas fire with tiled surround and hearth. T.V point. Double panel radiator. Sliding patio door with additional glazed panel leading to the garden.



Bathroom 2.03m x 1.88m (6'08" x 6'02") Newly fitted bathroom with a suite comprising panelled shower bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin. Tiled floor and full/half tiling to the walls with feature mosaic effect to the bath and shower area. Heated towel rail. Extractor fan. Double glazed window.

Cloaks 1.88m x 0.81m (6'02" x 2'08") Fitted with a low flush WC and wash hand basin. Tiled floor and half tiled walls to match the bathroom. Double glazed window.

Bedroom One 3.53m x 3.35m (11'07" x 11'0") Double glazed window to the front elevation. Radiator. Two double fitted wardrobes.

Bedroom Two 3.66m x 3.61m (12'0" x 11'10") Double glazed window to the front elevation. Radiator. Fitted double wardrobe.



Outside To the front of the property a stoned driveway provides ample off road parking and a turning area. The front garden is enclosed with fencing with a flower bed containing mature plants and shrubs. The stoned area continues to the side of the property leading to the single Hanson garage with up and over door, personal door and window to the side with power and lighting.



The private south facing rear garden is mainly laid to lawn with a continuation of the stoned area for ease of maintenance and a paved patio area extending the width of the property with outside light. Borders containing mature plants and shrubs. Greenhouse.

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

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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.

CMH, Callum Lyman and J. Walter 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.

Claverings 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.

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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

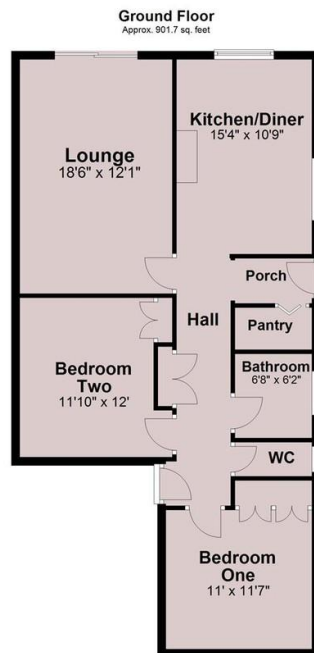
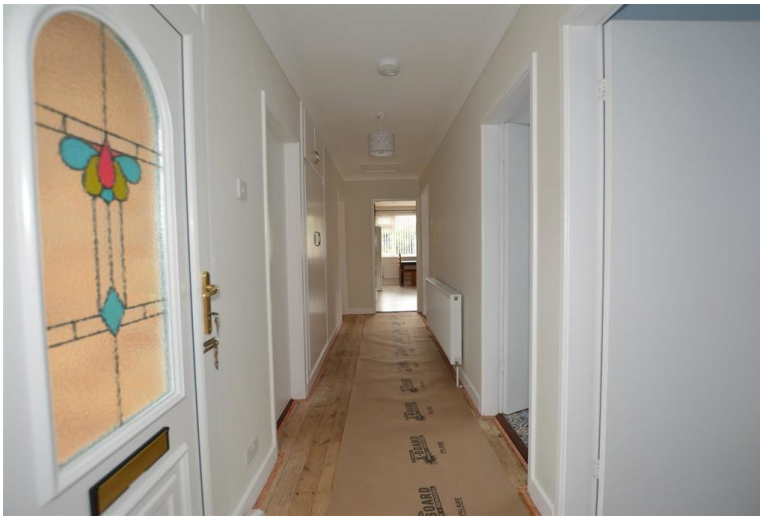
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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Total area: approx. 901.7 sq. feet
For illustration purposes only
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