



11 Handford Court Southwell, NG25 0HH

£925,000

Situated in this popular location off Westgate in a quiet cul-de-sac setting this spacious three storey detached family home benefits from accommodation including entrance hall, lounge, open plan kitchen/family room, utility room, garden room, cloakroom/w.c, first floor four double bedrooms two having en-suite shower rooms and further bathroom, second floor, two further double bedrooms, one which has a dressing room and en-suite, further bathroom. Outside, double driveway with double integral garage and private lawn garden with patio area. Solar panels are located on the rear of the property. The property is situated a short walk from Southwell Town centre which offers a wealth of facilities and amenities, with schools close by for all ages. We highly recommend an early viewing to fully appreciate this delightful family home.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – G.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.





LOCATION

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 for all ages. In particular the Minster School a renowned school consistently rated "good/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.

Double glazed door to;



HALL Tiled floor, stairs off to first floor, understairs storage cupboard, radiator

LOUNGE 17' 2" x 14' 4" (5.23m x 4.37m) Gas fire with feature surround and hearth, coved ceiling, double glazed bay window to the front, double glazed window to the side, radiator

CLOAKROOM 6' 11" x 3' 7" (2.11m x 1.09m) Low flush wc, wash hand basin with vanity storage beneath, tiled floor, radiator, double glazed window to the side

OPEN PLAN KITCHEN DINER 17' 9" x 18' 6" (5.41m x 5.64m) Fully Fitted with ample wall and base units with wooden worktop, worksurface lighting and inset sink, two Bosch electric ovens, integrated plumbing for dishwasher, stainless steel sink and drainer unit, Centre Island with Smeg electric hob and extractor over and further base units, tiled floor, radiator, double glazed double doors and side windows to the rear garden



UTILITY ROOM 6' 9" x 9' 3" (2.06m x 2.82m) Stainless steel sink and drainer unit with splash tiling, plumbing for washing machine, space for tumble dryer, American style fridge freezer, tiled floor, radiator, glazed panel door to the side

GARDEN ROOM 19' 4" x 10' 2" (5.89m x 3.1m) Log burner, tiled floor, two radiators, two double glazed windows to the rear, access to the double garage

FIRST FLOOR LANDING Stairs off to the second floor, airing cupboard housing a pressurised system, radiator

BEDROOM TWO 17' 8" x 12' 6" (5.38m x 3.81m) Fitted wardrobes, radiator, double glazed window to the front

ENSUITE 6' 9" x 7' 5" (2.06m x 2.26m) Suite comprising walk in shower, low flush wc, pedestal wash hand basin, tiled floor, part tiled walls, heated towel rail, double glazed window to the side

BATHROOM 6' 10" x 10' 3" (2.08m x 3.12m) Suite comprising central bath, low flush wc, pedestal wash hand basin, heated towel rail, tiled floor, double glazed window to the side





BEDROOM FOUR 7' 11" x 13' 10" (2.41m x 4.22m)
Radiator, double glazed double doors to the rear to Juliette balcony

BEDROOM THREE 13' 11" x 14' 0" (4.24m x 4.27m) Fitted wardrobes, radiator, double glazed window to the rear

EN-SUITE 4' 8" x 10' 8" (1.42m x 3.25m) Suite comprising double shower, low flush wc, pedestal wash hand basin, heated towel rail, tiled floor, double glazed window to the side

BEDROOM FIVE 15' 2" x 13' 1" (4.62m x 3.99m) Fitted wardrobes, radiator, double glazed window to the front

SECOND FLOOR LANDING Doors off to-



BEDROOM SIX/OFFICE 17' 7" x 12' 7" (5.36m x 3.84m)
Space for wardrobes, radiator, double glazed window to the front

BATHROOM 7' 0" x 13' 1" (2.13m x 3.99m) Suite comprising bath with shower over, low flush wc, pedestal wash hand basin, heated towel rail, tiled floor, Velux window to the side

MASTER BEDROOM 17' 8" x 18' 11" (5.38m x 5.77m) Two Velux windows to the side, double glazed window to the rear

DRESSING ROOM 13' 8" x 9' 10" (4.17m x 3m) Access to eaves storage, Velux window to the rear

EN-SUITE 5' 4" x 12' 8" (1.63m x 3.86m) Low flush wc, pedestal wash hand basin, Velux window

OUTSIDE Lawned rear garden with fully stocked borders, mature trees and gated access to the rear stream terrace. To the front of the property is a block paved driveway leading to the double garage and small lawn area with hedge surround. Side bin storage and outside tap.

DOUBLE GARAGE Electric up and over door, internet network box, central heating boiler, solar box (replaced 2 years ago)





WEBSITE

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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.

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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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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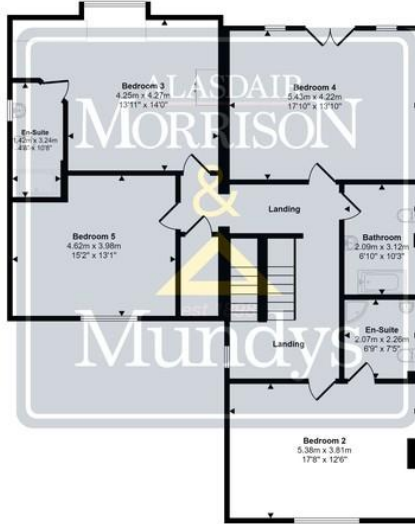


Approx Gross Internal Area
388 sq m / 3852 sq ft



Ground Floor
Approx 131 sq m / 1414 sq ft

◻ Circles head height below 1.5m



First Floor
Approx 128 sq m / 1373 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Views of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Second Floor
Approx 99 sq m / 1065 sq ft

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.