



95 Lower Kirklington Road, Southwell, NG25 0BH

**Guide Price
£315,000**

Spacious semi detached house offered for sale with no onward chain, offering flexible living and conveniently located for the wide range of facilities and amenities available in Southwell and within walking distance of Lowes Wong Junior School and Southwell Minster School. The accommodation includes entrance hall, lounge, breakfast kitchen, conservatory with a side extension offering ground floor bedroom/office, dining area and playroom/study. To the first floor there are three bedrooms and a bathroom. Outside there is a gravel driveway to the front providing parking for numerous vehicles and a rear enclosed lawned garden with the benefit of additional parking, if required, to the rear with a dropped kerb on Leeway Road. We highly recommend an early viewing, call 01636 813 971.



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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 Mundys.

LOCATION

Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral.





The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping.

Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities. Additionally, Southwell has good transportation links, making it easy to explore the surrounding area and beyond.

ACCOMMODATION

A multi paned glazed panelled door gives access to the entrance hall.

ENTRANCE HALL

With stairs off to the first floor landing and doors leading to the lounge and ground floor study/playroom.

STUDY/PLAYROOM

8' 7" x 7' 9" (2.62m x 2.36m) With a double glazed window to the front elevation and radiator.



LOUNGE

12' 3" x 14' 8" (3.73m x 4.47m) With feature gas fire with marble hearth, radiator, double glazed bay window to front elevation, under stairs storage cupboard housing the electric meter and archway leading through to the open plan breakfast kitchen.

BREAKFAST KITCHEN

15' 10" x 9' 10" (4.83m x 3m) Fitted with a range of wall, base units and drawers with roll top work surfaces over and inset stainless steel sink unit, splash-back tiling to work surfaces, electric Belling oven with electric hob over, plumbing and space for a dishwasher, corner carousel unit, fridge freezer space, radiator, space for a breakfast table, glazed panelled door leading to the conservatory and an archway leading through to the dining area.





DINING AREA

8' 7" x 6' 3" (2.62m x 1.91m) With double glazed windows to the side and rear elevations, access to roof void, radiator and door leading to the ground floor bedroom/office.

GROUND FLOOR BEDROOM/OFFICE

8' 9" x 7' 8" (2.67m x 2.34m) With double glazed window to side elevation, radiator and access to roof void.

CONSERVATORY

12' 7" x 5' 9" (3.84m x 1.75m) With double glazed door to rear elevation, double glazed windows to rear garden, space for a fridge and freezer and plumbing for an automatic washing machine.

BOILER ROOM

Housing the Worcester central heating boiler.

FIRST FLOOR LANDING

With access to roof space.



BEDROOM 1

8' 10" x 11' 5" (2.69m x 3.49m) With double glazed window to rear elevation, airing cupboard/linen store and radiator.

BEDROOM 2

8' x 11' 3" (2.44m x 3.43m) With two double wardrobes, one single cupboard, double glazed window to front elevation and radiator.



BEDROOM 3

6' 2" x 6' 10" (1.88m x 2.08m) With double glazed window to front elevation and radiator.

BATHROOM

6' 3" x 6' 4" (1.91m x 1.93m) With double glazed window to rear elevation, panelled bath with shower over and side screen, pedestal wash hand basin, low level WC, radiator and part tiled surround.





OUTSIDE

To the front of the property there is a large gravelled driveway providing off road parking for three/four cars.

A wrought iron side gate gives access to the rear of the property.

The rear garden has a small flagstone patio area, outside light, lawned garden with mature flower/shrub borders, mature trees and a gravelled area which can be used as additional parking with a dropped kerb off Leeway Road, but is currently enclosed within a panelled fence.

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

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.

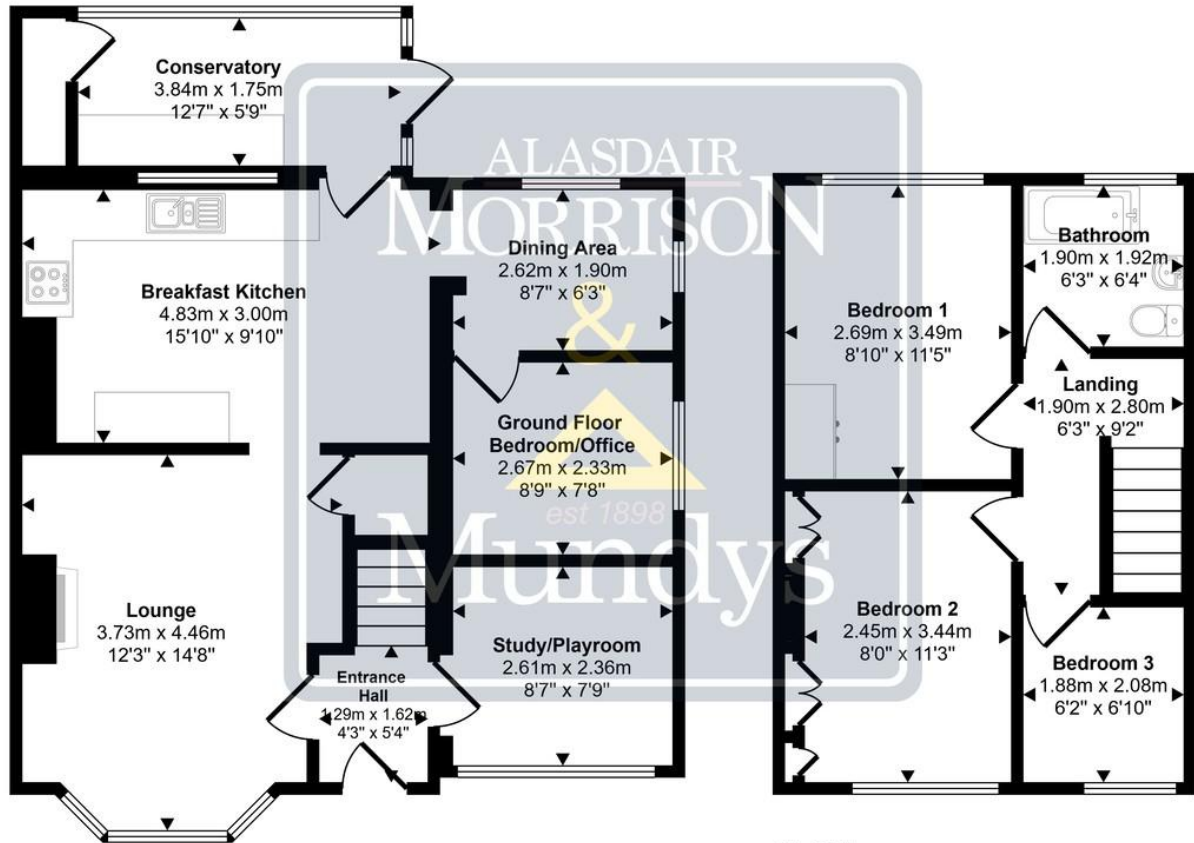
GENERAL

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 are 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
98 sq m / 1051 sq ft



First Floor
Approx 34 sq m / 361 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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