



**9 Crafts Way**  
Southwell, NG25 0BL



Book a Viewing

**£435,000**

Offered with No Onward Chain - A well-appointed detached family home extending to over 1290 sqft, situated on a large corner plot within walking distance to all schools and shops in Southwell. Accommodation comprises Entrance Hall, Cloakroom/WC, Lounge/Diner, Breakfast Kitchen, Office/Playroom, Side Store Room and a First Floor Landing leading to four Bedrooms and a Bathroom. Outside there is off road parking to the front and side elevations with gardens wrapping around the property.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – D.**

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

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### **ACCOMMODATION**

##### **ENTRANCE HALL**

With UPVC double glazed door, radiator, stairs to the first floor landing and wall lights.

##### **CLOAKROOM/WC**

With low level WC, wash hand basin with splash tiled surround, double glazed window to the front elevation and radiator.







#### LOUNGE/DINER

11' 8" x 21' 0" (3.56m x 6.4m) With stone effect fire, double glazed window to the front elevation, two radiators, double glazed double doors to the rear garden and door to the kitchen.

#### PLAYROOM/OFFICE

7' 10" x 16' 6" (2.39m x 5.03m) With double glazed bay window to the front elevation and radiator.

#### BREAKFAST KITCHEN

14' 2" x 8' 0" (4.32m x 2.44m) Fitted with a range of wall and base cupboards and drawers with roll top work surface over, inset stainless steel sink unit and drainer with splash tiled surround, AEG electric oven and hob, plumbing for dishwasher, plumbing for washing machine, glazed panel door to the side store area and door to the under stairs storage cupboard.



#### SIDE STORE ROOM

4' 4" x 21' 3" (1.32m x 6.48m) With Baxi wall mounted central heating boiler, space for fridge freezer, door to front elevation and door to the rear elevation.

#### FIRST FLOOR LANDING

With radiator and an airing cupboard/linen store with shelving.

#### BEDROOM 1

11' 9" x 11' 7" (3.58m x 3.53m) With double glazed window to the front elevation, radiator and an over stairs storage wardrobe with shelving.



#### BEDROOM 2

11' 1" x 8' 11" (3.38m x 2.72m) With double glazed window to the front elevation, radiator and recessed wardrobe with shelving.

#### BEDROOM 3

10' 3" x 9' 4" (3.12m x 2.84m) With double glazed window to the rear elevation and radiator.

#### BEDROOM 4

8' 0" x 8' 6" (2.44m x 2.59m) With double glazed window to the rear elevation, radiator and recessed wardrobe with shelving.



#### BATHROOM

7' 4" x 5' 5" (2.24m x 1.65m) White suite comprising of panelled bath with shower over and glazed side screen, pedestal wash hand basin and low level WC, heated towel rail and double glazed window to the rear elevation.





## OUTSIDE

There is a gravelled double width driveway with lawned garden, external lighting, flower/shrub beds and borders. To the side of the property there is a hand gate which gives access to the rear garden. To the rear of the property there is a totally enclosed garden offering a high degree of privacy with a large decked area directly off the lounge diner, external tap, external lighting and a lawned formal garden with flower/shrub beds and borders. Vehicular access can also be gained off Stenton Close which offers a double gate leading to off road parking and a gravelled area with a covered carport and a Timber workshop.

### 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 - HOW WE REFER YOU TO

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

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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

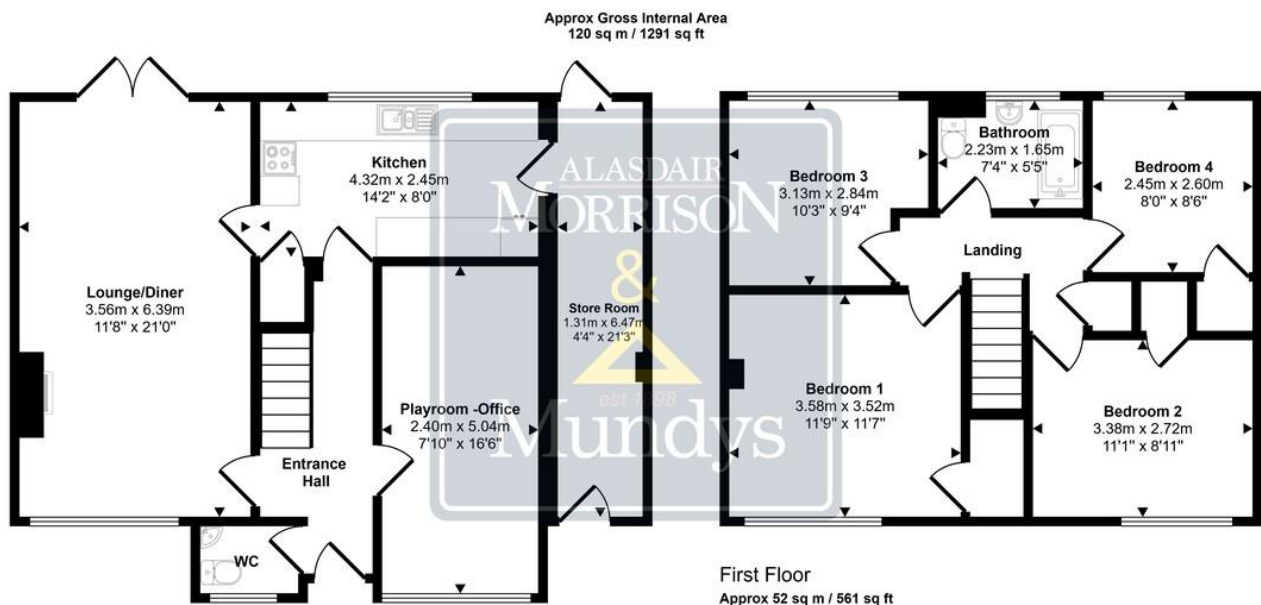
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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 the vendors (Lessors) for whom they act as Agents given to the best of their knowledge.

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 whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor  
Approx 68 sq m / 729 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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22 Queen Steet  
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LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 check the measurements.