



32 Landseer Road

Southwell, NG25 0LZ



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£287,500

Renovated to a high standard and offered for sale with no upward chain, this beautifully updated two-bedroom bay fronted home in the much sought-after Minster town of Southwell is truly move-in ready. The property has been fitted with new flooring throughout and freshly decorated to create a bright and modern feel. A brand new kitchen diner with integrated appliances provides a stylish and functional heart to the home, complemented by a newly installed downstairs WC and a contemporary first floor bathroom featuring a mains fed shower over the bath. Gas centrally heated and fully uPVC double glazed, the property also boasts front and rear gardens, a private driveway, and a useful outhouse with power points, ideal for storage or as a workshop space. Located in a desirable and well-connected area, this home offers an ideal opportunity for first-time buyers, downsizers, or investors alike.



SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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

ENTRANCE LOBBY

With radiator, stairs to the first floor and the door to:-

LIVING ROOM

13' 7" into bay x 11' 9" (4.14m x 3.58m) With uPVC double glazed bay window to the front, picture rail, radiator and a door to the kitchen diner.

KITCHEN DINER

11' 9" x 11' 7" (3.58m x 3.53m) A newly fitted Shaker style kitchen comprising a range of wall and base units with a work surface, incorporating a 1½ bowl sink unit with mixer tap, integrated fridge freezer, integrated dishwasher, fitted oven, ceramic hob and stainless steel extractor hood, uPVC double glazed window to the rear elevation and doors to pantry cupboard and lobby.

REAR LOBBY

With uPVC double glazed opaque door to the side.

WC

With low-level WC, radiator, cold water tap and a uPVC double glazed opaque window to the side.

LANDING

With uPVC double glazed window to the side, access to the loft and doors to the bedrooms and the bathroom.

BATHROOM

A newly fitted contemporary three-piece suite comprising a bath with a mains fed shower over, low-level WC and wash hand basin in vanity unit, heated towel rail, extractor and uPVC double glazed opaque window to the rear elevation.

BEDROOM ONE

14' 10" into recess x 12' 2" (4.52m x 3.71m) With uPVC double glazed window to the front elevation and a radiator.

BEDROOM TWO

11' 6" x 7' 8" (3.51m x 2.34m) With uPVC double glazed window to the rear elevation and a radiator.

OUTSIDE

To the front there is a lawn garden with a driveway to the side. There is a garden to the rear with a useful brick built out house.





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, Calum 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.

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 Advisor 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.

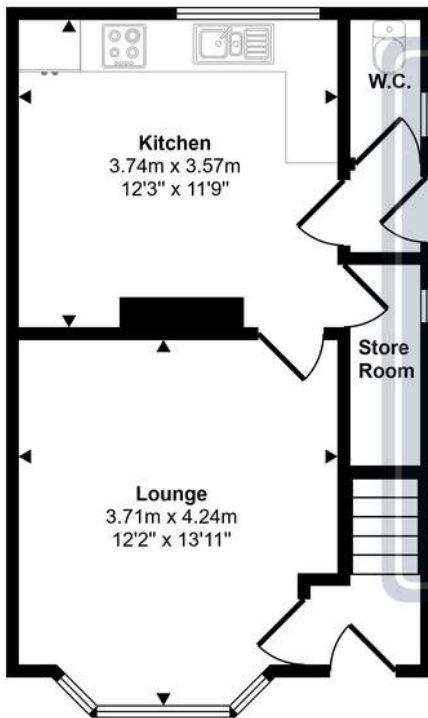
GENERAL

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

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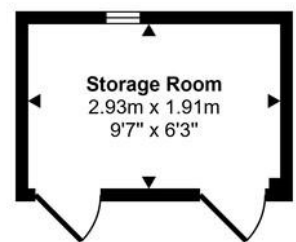
Approx Gross Internal Area
76 sq m / 818 sq ft



Ground Floor
Approx 36 sq m / 387 sq ft



First Floor
Approx 34 sq m / 371 sq ft



Storage Room
Approx 6 sq m / 60 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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