



1 Meadow View

Southwell, NG25 0EQ



Book a Viewing

£470,000

Nestled on a generous plot, this family home is offered for sale with no upward chain, presenting an exciting opportunity for buyers seeking both space and potential. The extended accommodation offers versatility to suit a variety of lifestyles, while also providing scope for modernisation to truly make it your own. The property welcomes you via an entrance hallway with useful under-stair storage and a convenient downstairs WC. A 22-foot living room provides a bright and inviting space for relaxation, leading into a conservatory that enjoys views over the beautifully landscaped rear gardens. The fitted white kitchen is complemented by a utility room, while the dining room flows seamlessly into a snug, creating a sociable layout ideal for entertaining. Outside, mature landscaped gardens surround the home, offering a tranquil setting. The property also benefits from a garage with an electric door, adding to its practicality. This is a rare opportunity to acquire a spacious home in a desirable location, ready for you to add your own personal touch.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

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.





ENTRANCE HALL

With uPVC double glazed opaque windows and door, radiator, stairs to first floor with under-stair storage cupboard and doors to living room, kitchen and WC.

KITCHEN

11' 10" x 10' 6" maximum measurements (3.61m x 3.2m) Fitted with a range of wall and base units with a work surface, incorporating a 1½ bowl sink unit with a stainless steel mixer tap, spaces for a cooker and for a dishwasher, stainless steel extractor hood, coving to the ceiling, tiled splashbacks, window to the rear, door to the utility room and door to the dining room.

UTILITY ROOM

9' 9" x 8' 4" (2.97m x 2.54m) Fitted with a range of wall and base units with a work surface, space and plumbing for a washing machine, space for a fridge freezer, tiled splashbacks, floor standing boiler and a uPVC double glazed opaque door onto the rear garden.

WC

Re-fitted two piece suite comprising a low-level WC and wash hand basin within a vanity unit, tiled splashback, radiator and opaque window to the rear elevation.

DINING ROOM

10' 6" x 9' 5" (3.2m x 2.87m) With uPVC double glazed window to the front elevation, radiator, coving to the ceiling and archway to snug.

SNUG

8' 2" x 7' 2" (2.49m x 2.18m) With uPVC double glazed bow window to the front elevation and coving to the ceiling.

LIVING ROOM

22' 2" x 12' 8" (6.76m x 3.86m) With uPVC double glazed bow window to the front elevation, radiator, coving to the ceiling, ornate fire surround with tiled hearth and patio doors, leading to the conservatory at the rear.

CONSERVATORY

11' 1" x 10' 10" maximum (3.38m x 3.3m) Brick and uPVC double glazed construction with radiators, polycarbonate roof and door to the garden.

LANDING

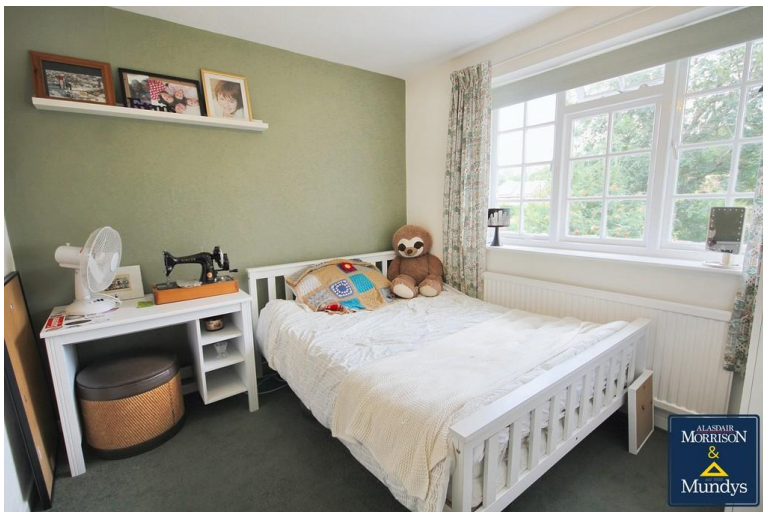
Access to the loft and doors to the bathroom and the bedrooms.

BATHROOM

9' 1" x 5' 5" (2.77m x 1.65m) Re-fitted with a panelled bath, low-level WC, wash hand basin within a vanity unit and double shower cubicle with mains fed shower, combination of tiling and water boards to walls, chrome heated towel rail and opaque window to the rear elevation.

BEDROOM ONE

12' 7" x 11' 11" to front of wardrobes (3.84m x 3.63m) With uPVC double glazed window to the front elevation, radiator and built-in wardrobes.





BEDROOM TWO

12' 6" x 10' 6" to front of wardrobes (3.81m x 3.2m) With uPVC double glazed window to the front elevation, radiator and built-in wardrobes with mirrored sliding doors.

BEDROOM THREE

9' 9" x 8' 6" (2.97m x 2.59m) With window to the rear elevation and a radiator.

BEDROOM FOUR

8' 10" x 8' 10" (2.69m x 2.69m) With window to the rear elevation and a radiator.

OUTSIDE

To the front there is a block paved driveway providing a off street parking for several vehicles and access to the garage. There is an open plan lawn at the front with borders for plants and shrubs. The enclosed rear garden has been landscaped with lawn, paved patio areas, block paved pathways, a shed, gated side access, covered pavilion, outside tap and borders for plants and shrubs.

GARAGE

17' 5" x 8' 0" (5.31m x 2.44m) Having an electric up and over door, power, lighting, window and personnel door at the rear.

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.

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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, 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 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

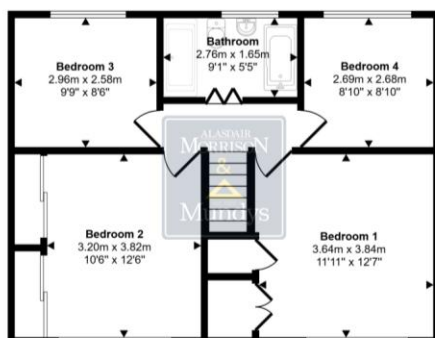
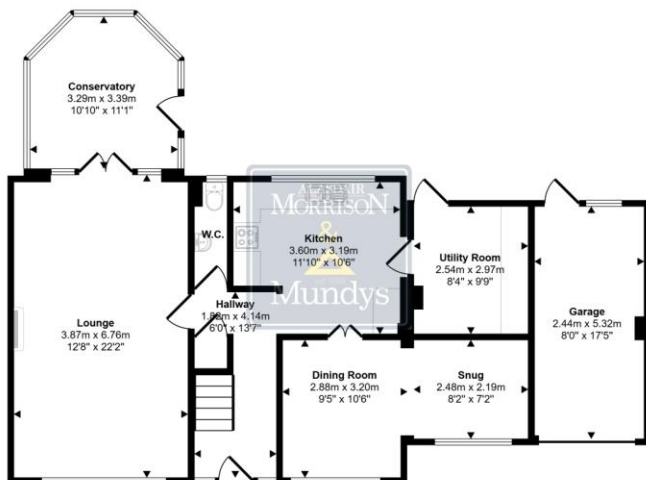
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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.
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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First Floor
Approx 58 sq m / 621 sq ft

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