

TRADITIONAL
VALUES & SERVICE

ALASDAIR
MORRISON

FROM AN INDEPENDENT
LOCAL AGENT

AND PARTNERS

Putting you and your property first



69 Springfield Road
Southwell, NG25 0BS

O.I.R.O £365,000



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Southwell, NG25 0BS

Offered with no upward chain this spacious and well appointed detached bungalow is situated on a delightful/private plot with accommodation including entrance hall, lounge, breakfast kitchen, sun lounge, three bedrooms and shower room. Outside, ample block paved parking to front and side with detached rear garage. The westerly facing rear garden is totally enclosed and is the ideal sun trap, offering great privacy. Mainly lawn with greenhouse and shed, flower/shrub beds. We recommend an early viewing to fully appreciate this spacious bungalow on a private plot.

Entrance Hall

Double glazed door to the side. Radiator and double cupboard. Loft access and doors off.

Lounge

16'04" x 10'05" (4.98m x 3.18m)

With electric fire and feature surround. Radiator. T.V point. Patio doors leading to the:

Sun Room

19'07" x 12'03" (5.97m x 3.73m)

Brick base with double glazed surround and double glazed double doors leading to the rear garden. Two radiators. Tiled flooring.

Kitchen

12'05" x 10'08" (3.78m x 3.25m)

Fitted with a range of wall and base units surmounted by a work surface inset with stainless steel single drainer sink unit. Double oven and electric hob with extractor over. Integrated dishwasher and fridge/freezer. Plumbing for washing machine. Double glazed window to the sun room and double glazed door to the side elevation.

Bedroom One

12'10" x 11'05" (3.91m x 3.48m)

Fitted wardrobes with dressing table. Radiator. Double glazed window to the front elevation.





Bedroom Two
13'04" x 6'05" (4.06m x 1.96m)
Fitted with three double wardrobes. Radiator.
Double glazed window to the front elevation.

Bedroom Three
7'07" x 6'0" (2.31m x 1.83m)
Radiator. Double glazed window to the side elevation.

Shower Room
8'02" x 5'10" (2.49m x 1.78m)
Fitted with a shower cubicle, low flush WC and vanity wash hand basin. Heated towel rail. Double glazed window to the side elevation. Tiled floor and fully tiled walls. Downlights inset to ceiling.



Outside
The front of the property has block paving for ease of maintenance and provides ample off road parking for numerous cars. The block paving continues to the side of the property with two wall lights, outside tap and leads to the garage (18'08" x 11'02") with up and over door, side window and glazed panel door to outside. Power and light supplied.

The rear garden has a Westerly aspect and is very private. The garden is fully enclosed and is laid mainly to lawn with hedge and shrub borders with a flagstone patio area. Greenhouse and shed.

Services
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

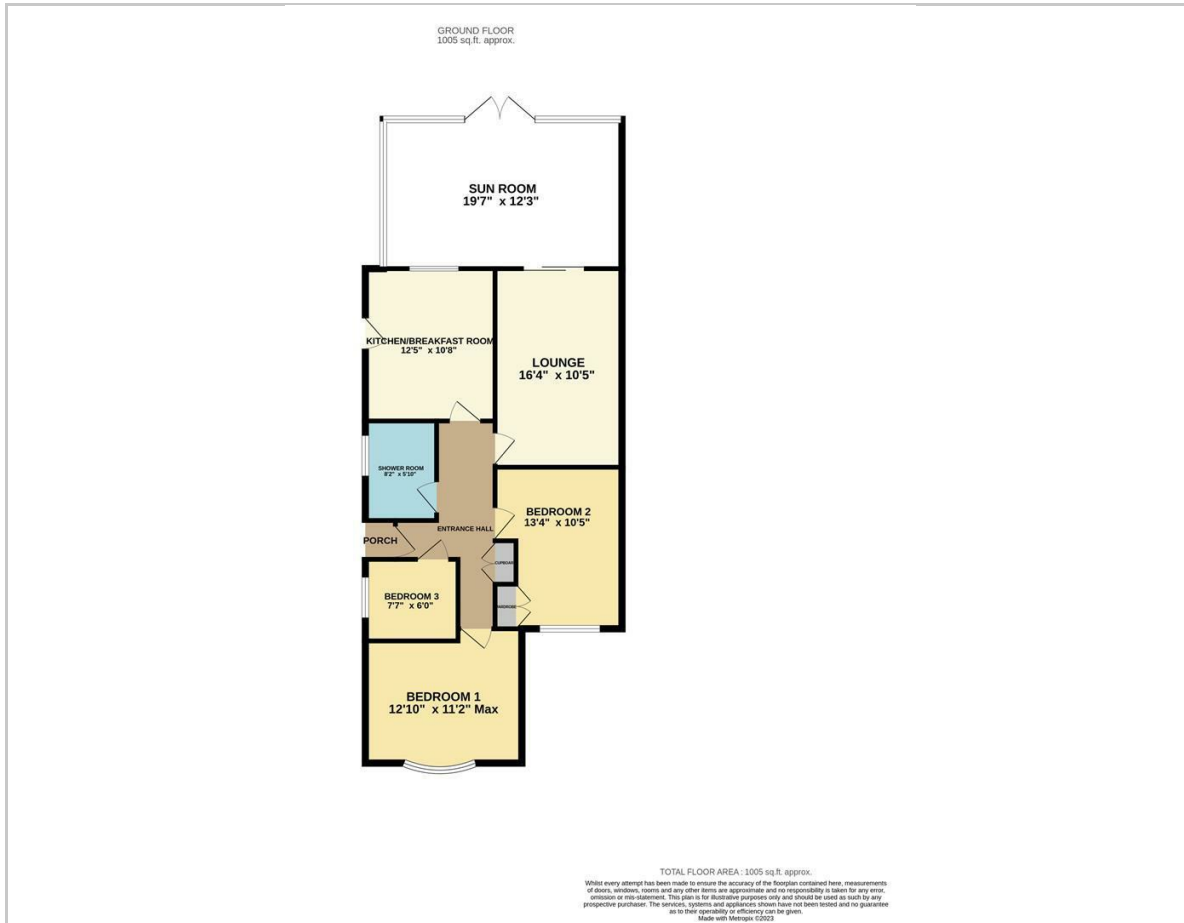
Tenure
Freehold with vacant possession.

Local Authority
Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

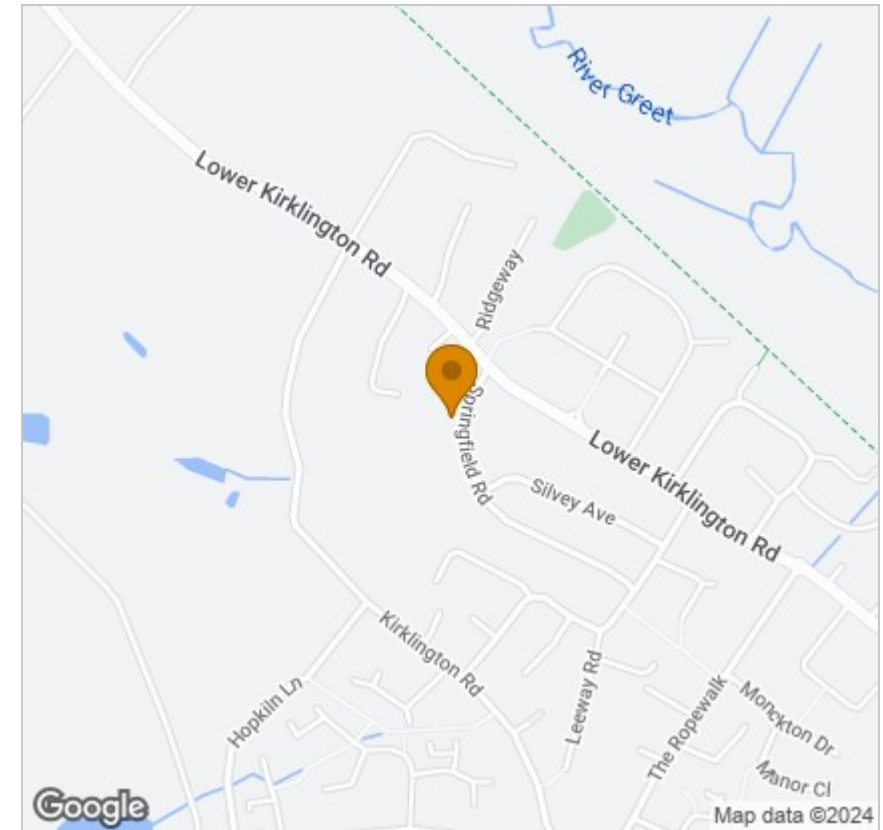
Viewing Information
By appointment with the agents office.



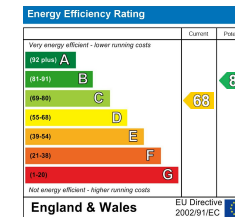
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Alasdair Morrison Southwell Office on 01636 813971 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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