

TRADITIONAL  
VALUES & SERVICE

ALASDAIR  
**MORRISON**

FROM AN INDEPENDENT  
LOCAL AGENT

AND PARTNERS

Putting you and your property first



9 Lowes Wong  
Southwell, NG25 0JS

Guide Price **£450,000**



## 9 Lowes Wong

Southwell, NG25 0JS

Situated close to Southwell town centre in a quiet location this exceptionally well maintained detached home benefits from accommodation including entrance hall, cloakroom/w c, open plan lounge/dining room, fitted breakfast kitchen, ground floor playroom/bedroom, first floor two double bedrooms, one with en suite bathroom and one with en-suite shower room. Outside, driveway for numerous cars with converted garage which is currently an office/workshop but could easily be converted back to a garage. Lawn gardens to front and rear, with rear lawn tiered garden which has flower/shrub borders and large patio area.

### Southwell

Southwell is a Minster town in Nottinghamshire, close to the towns and cities of Nottingham, Lincoln and Newark. This historic town benefits from a wide range of amenities which include boutique shops, restaurants, doctors, dentists and pharmacies. Southwell also benefits from excellent schooling. In particular the Minster School, which is within walking distance of Ormonde House, a renowned school consistently rated "outstanding" by Ofsted. Southwell is ideally situated within the East Midlands and benefits from excellent road and rail links, being close to Newark and its mainline train station Newark Northgate (only 6 miles/20 minutes away) for ease of access into London in approximately 80 minutes.

### Entrance Hall

13'02" x 6'0" (4.01m x 1.83m)  
Glazed panel door to the entrance hall. Radiator. Vinyl flooring. Doors off and stairs rising to the first floor.

### WC

8'05" x 3'09" (2.57m x 1.14m)  
Low flush WC and vanity wash hand basin. Heated towel rail. Vinyl floor. Double glazed window to the front elevation.

### Bedroom 3/Playroom

9'0" x 8'05" (2.74m x 2.57m)  
Double glazed window to the front elevation. Radiator.

### Lounge/Dining Room

22'05" x 12'06" max (6.83m x 3.81m max)  
Two radiators. Log effect flueless gas fire. Double glazed sliding patio door and window to the rear elevation. T.V point.





#### Kitchen/Breakfast Room

16'05" x 9'07" (5.00m x 2.92m)  
Installed in January 2019 and comprises of a range of wall and base units surmounted by a worksurface inset with sink and drainer. Electric oven and Microwave/combi oven, induction hob with extractor over and integrated slimline dishwasher. Space for fridge freezer. Double glazed door to the side and windows to the side and front elevations. Radiator. Vinyl floor.

#### First Floor Landing

Doors off.

#### Bedroom Two

11'07" x 10'01" max ( 5'06" width of recess )  
( 3.53m x 3.07m max ( 1.68m width of recess ) )

Double glazed window to the front elevation. Radiator. Recess to eaves storage and dressing area space.

#### En-Suite Shower Room

7'03" x 5'07" (2.21m x 1.70m)

Fitted with a suite comprising walk-in shower, vanity wash hand basin and low flush WC. Double glazed window to the side elevation.

#### Bedroom One

12'04" x 11'06" (3.76m x 3.51m )

Double glazed window to the rear elevation. Radiator. Recessed eaves storage space and dressing area.

#### En-Suite Bathroom

8'09" x 5'08" (2.67m x 1.73m)

Fitted with a suite comprising panelled bath, separate shower cubicle, vanity wash hand basin and low flush WC. Heated towel rail. Double glazed window to the side elevation.

#### Garage/Office

15'03" x 7'09" max (4.65m x 2.36m max)

Currently converted into an office with double glazed double door to the rear and double glazed window to the front. Radiator.

#### Outside

A concrete driveway provides off road parking for 2 - 3 cars. The front garden is laid to lawn with raised flower and shrub borders and a paved pathway with gate leads to the rear garden. The tiered rear garden is laid to lawn with flower and shrub borders and two raised vegetable beds. Large patio area with external lights and canopy. Steps to lower tier lawn garden area.

#### Local Authority

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

#### 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.

#### Viewing Information

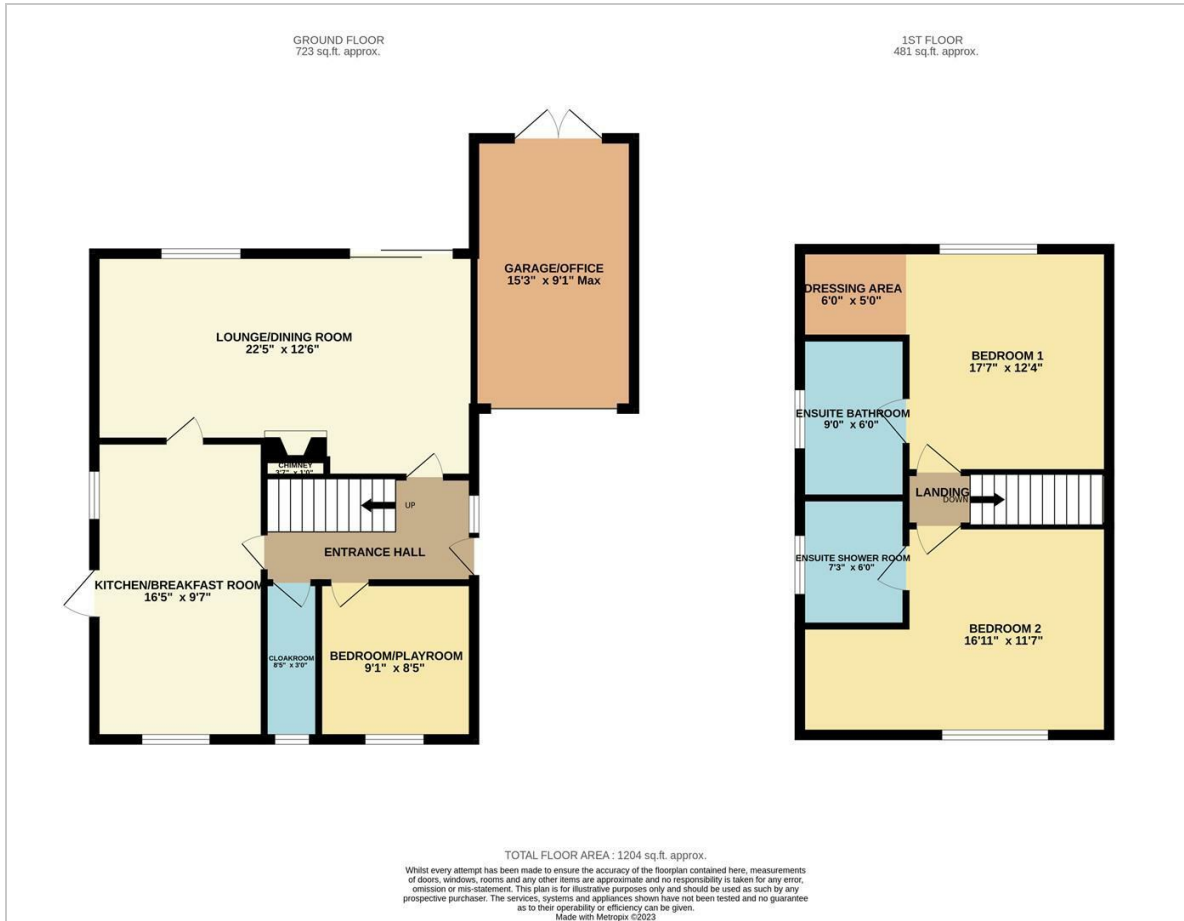
By appointment with the agents office on 01636 813 971.

#### Tenure

Freehold with vacant possession.



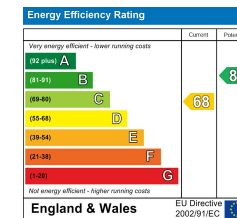
## Floor Plan



## 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.



22 King Street, Southwell Telephone: 01636 813971 southwell@amorrison.co.uk  
26 Kirkgate, Newark Telephone: 01636 700888 newark@amorrison.co.uk

