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Putting you and your property first

18 Landseer Road
Southwell, NG25 0LZ

£275,000



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18 Landseer Road

Southwell, NG25 0LZ

Immaculate end terrace home which has been lovingly and tastefully modernised over recent years but retains all the charm and character of a Victorian property. Offered with no upward chain. The accommodation comprises lounge, dining room, fitted kitchen, home office/study. First Floor, two double bedrooms and family bathroom.

Outside, front forecourt garden with side off road parking and landscaped rear enclosed garden.

We highly recommend an early viewing of this delightful property.

Lounge

13'0" x 10'11" (3.96m x 3.33m)

Glazed panel entrance door opens to the lounge. A light and airy room with practical and hard-wearing engineered Oak flooring. Fireplace with stone hearth and brick surround inset with a free standing multi-fuel burner. Fitted shelving and fitted fireside cupboard housing the gas and electric meters. Radiator. UPVC double glazed window to the front elevation.

This room leads to a small lobby area with downstairs storage cupboard .

Dining Room

13'0" x 10'10" (3.96m x 3.30m)

Having continuation of the engineered Oak flooring. Feature fireplace with slate hearth and recessed rustic brick surround and timber mantle. Double glazed double doors opening to a flagstone patio. Radiator. Open plan to the kitchen. Door to stairs rising to the first floor.

Kitchen

10'07" x 7'01" (3.23m x 2.16m)

A modern shaker style kitchen fitted with a range of soft closing wall and base units surmounted by a butchers blocks effect Oak work surface inset with Belfast sink with mixer tap, adjacent ceramic drainer and further grooved drainer. Integral appliance include fridge/freezer, dishwasher and washing machine. Range oven and hob with stainless steel extractor over. Splash back tiling to walls. UPVC double glazed window to the side.

Landing

Loft hatch with pull down ladder leading to a generous insulated loft space with light and power supplied. Doors off.

Bedroom One

13'0" x 10'04" (3.96m x 3.15m)

Double bedroom with UPVC window to the front elevation. Radiator. Period Victorian cast iron fireplace with dog grate. Original panelled timber door leading to an over-stairs storage cupboard/wardrobe.





Bedroom Two
10'10" x 9'09" (3.30m x 2.97m)

Well proportioned double bedroom again having a feature cast iron fireplace and dog grate with timber mantle. Radiator. UPVc double glazed window to the rear elevation and original panelled timber door opening to storage cupboard.

Bathroom
10'10" x 7'01" (3.30m x 2.16m)

A generously proportioned bathroom re-fitted with a contemporary four piece suite comprising shower cubicle with flexible shower head and fixed "drench" head, closed coupled WC, pedestal wash hand basin and bath with Edwardian style shower/mixer taps. Obscured double glazed window to the rear elevation. Fitted cupboard with slatted shelving housing a wall mounted gas combination boiler. Heated towel rail/radiator.

Outside

The front of the property has a small garden area and pathway. To the side of the property there is an area of land which offers off road parking, enclosed by hedging which is owned by number 18 over which there is a right of way for the neighbouring properties to provide pedestrian access to the rear.

The property also has a fully enclosed private garden which is accessed through double doors from the dining area which opens onto a flagstone path and patio area. Gated access returning to the side of the property. Flagstone seating area edged by sleepers giving way to a landscaped garden with flower and shrub borders and beds with timber fencing to perimeter.

Home Office/Studio
9'04" x 7'01" (2.84m x 2.16m)

UPVc entrance door with double glazed panel inset opens into the room which has engineered Oak flooring. Radiator. Double glazed window to the rear elevation. Downlights inset to ceiling and door to WC.

WC

Having a continuation of the flooring with close coupled WC and wash hand basin. Splash back tiling to walls. Obscured glazed double glazed window to the rear elevation.

Local Authority

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

Services

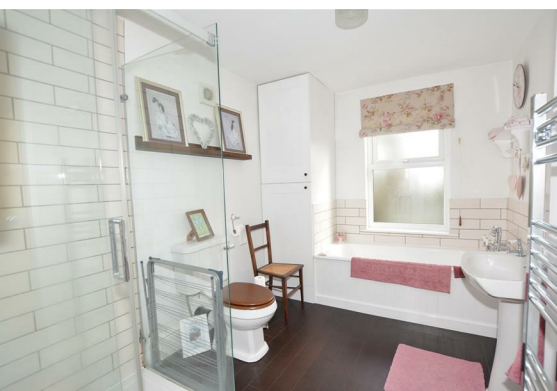
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Tenure

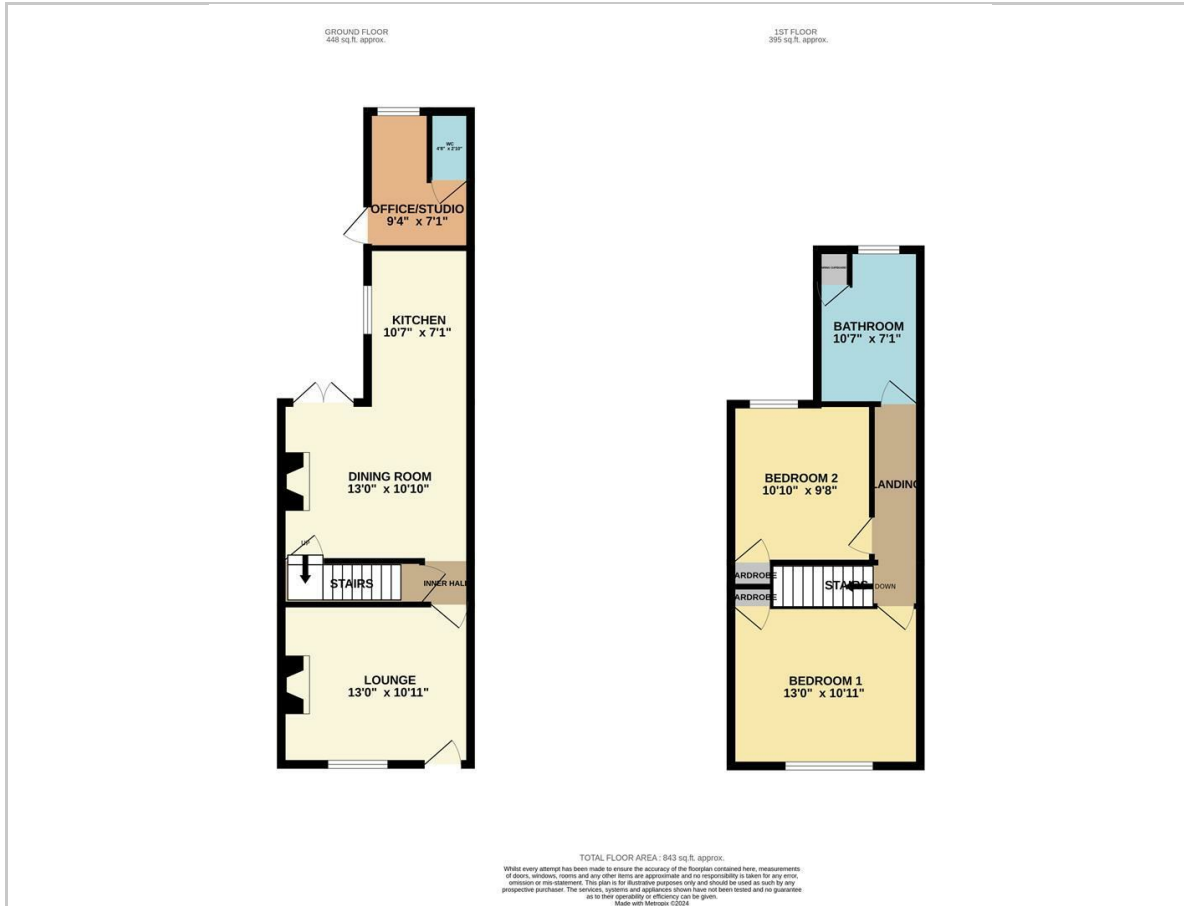
Freehold with vacant possession.

Viewing Information

By appointment with the office, call 01636 813971.



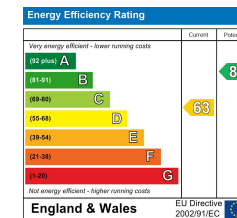
Floor Plan



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

