

TRADITIONAL  
VALUES & SERVICE

ALASDAIR  
MORRISON

FROM AN INDEPENDENT  
LOCAL AGENT

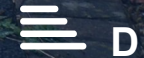
AND PARTNERS

Putting you and your property first



105 Lower Kirklington Road  
Southwell, NG25 0DR

Guide Price £350,000





# 105 Lower Kirklington Road

Southwell, NG25 0DR

Spacious detached bungalow offered with no upward chain on a large plot and having a south facing rear garden. Having been extended to the rear the accommodation briefly comprises entrance hall, lounge, dining area, kitchen and conservatory, three bedrooms and shower room. Large driveway and single garage with large south facing rear garden. Extending to over 940 sq.ft the property would benefit from some modernisation to the buyers taste and an early viewing is recommended.

## Entrance Hall 7'06" x 7'04" (2.29m x 2.24m)

With double glazed entrance door with side panel to the side elevation. Built-in cupboard and radiator.

## Lounge 16'02" x 11'11" (4.93m x 3.63m)

Exposed brick chimney breast with stone hearth and double sided cast-iron log burning stove. Radiator. Double glazed sliding patio doors leading through to the;

## Conservatory 10'07" x 8'04" (3.23m x 2.54m)

With brick base and of UPVc double glazed construction with windows overlooking the rear garden. Double French doors leading to the outside. Air conditioning unit and ceiling fan.

## Dining Area 12'10" x 8'06" (3.91m x 2.59m)

With ample space for dining table and leading through to the kitchen. Useful built-in storage cupboards providing ample storage. Further fitted cupboard housing the gas central heating boiler. Chimney breast recess with double sided log burner which is shared with the lounge area. Radiator. UPVc double glazed door to the side elevation.

## Kitchen 10'10" x 8'06" (3.30m x 2.59m)

Fitted with a range of wall and base units surmounted by a worksurface inset with single drainer sink unit with mixer tap. Integrated appliances include built-in eye level electric oven, four ring electric hob with extractor over, plumbing for washing machine and space for larder fridge/freezer. Splash back tiling to walls. Parquet flooring. UPVc double glazed window overlooking the rear garden.

## Bedroom One 12'06" x 11'11" (3.81m x 3.63m)

Range of fitted bedroom furniture with storage and hanging facilities. UPVc double glazed picture window overlooking the front elevation. Radiator.







**Bedroom Two**  
11'11" x 9'11" (3.63m x 3.02m)  
Double bedroom with UPVC double glazed window to the side elevation. Dado rail. Radiator.

**Bedroom Three**  
9'02" x 8'05" (2.79m x 2.57m)  
UPVC double glazed window to the front elevation. Radiator. Hardwood flooring.

**Shower Room/WC**  
8'09" x 5'0" (2.67m x 1.52m)  
Fitted with a suite comprising corner shower cubicle with sliding doors and shower, pedestal wash hand basin and low flush WC. Heated towel rail. UPVC double glazed window to the side elevation.

#### **Outside**

To the front of the property a tarmac driveway with flower and shrub borders provides off street parking for several vehicles leading to the attached brick built garage (6'10" x 19'01") with up and over door, power and light supplied with personal door and window. The delightful South facing rear garden is fully enclosed with fence and timber boundaries. The garden is laid mainly to lawn with borders containing a variety of plants, trees and shrubs. Paved patio area with greenhouse and timber shed.

#### **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.

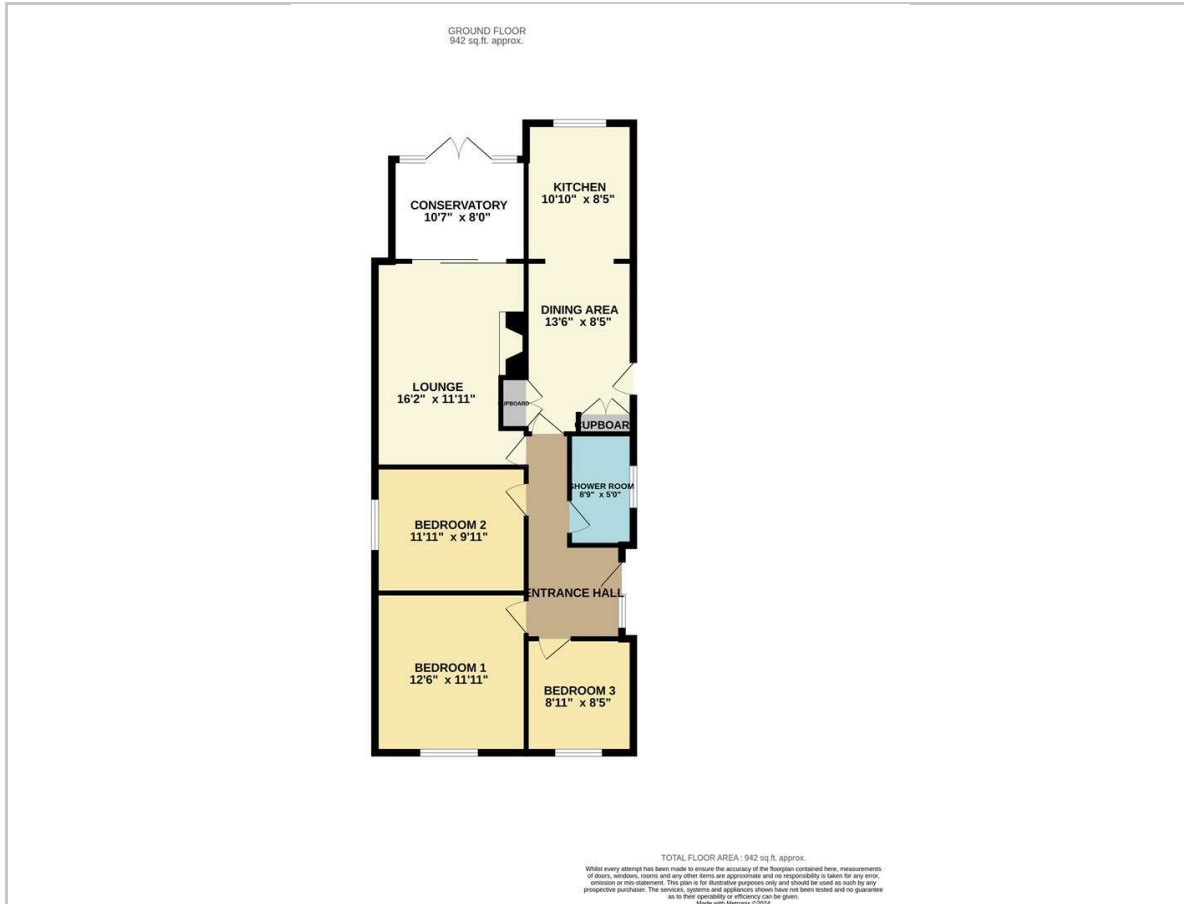
#### **Viewing Information**

By appointment with the office, call 01636 813971.

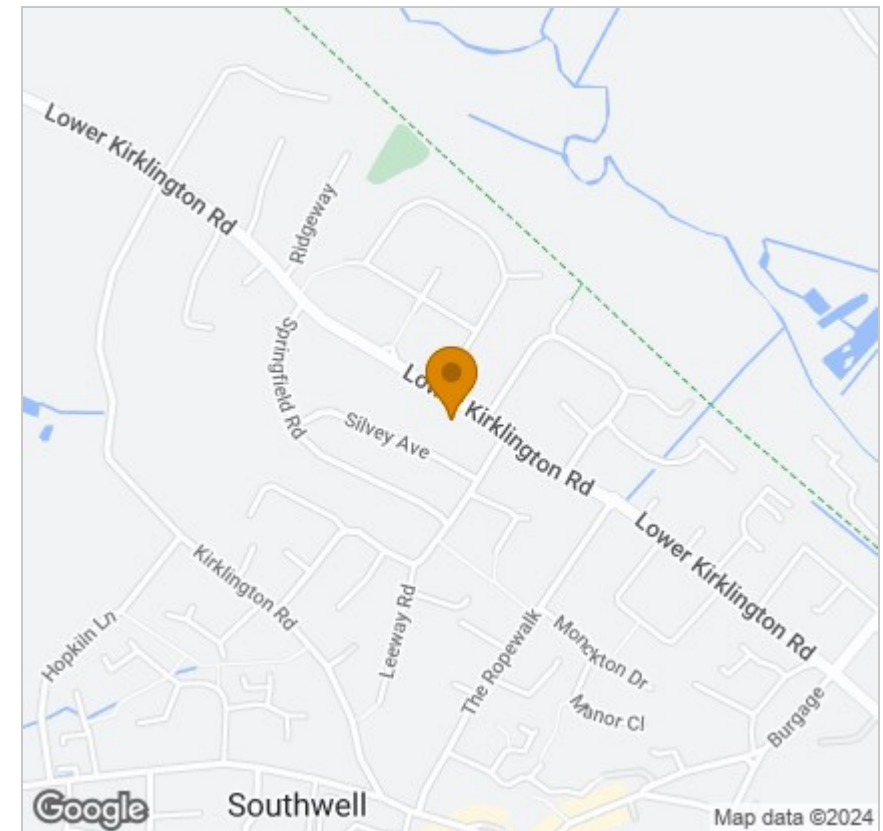




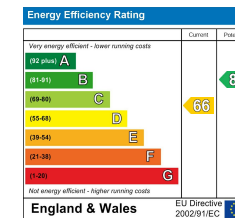
## Floor Plan



## 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

