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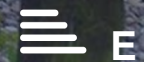
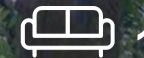
AND PARTNERS

Putting you and your property first



109 Lower Kirklington Road  
Southwell, NG25 0DR

Guide Price £367,500



# 109 Lower Kirklington Road

Southwell, NG25 0DR

Renovated throughout to the highest standard and offered with no upward chain this well appointed detached bungalow has potential for further extension to add a third bedroom subject to planning. Situated in this convenient location offering easy access to the local Morrisons, bus stop with circular route around Southwell and a wider range of facilities and amenities in town. The property has been re-wired and has UPVC double glazed windows, soffits, fascias and guttering.

The accommodation briefly comprises entrance porch, handy pantry and inner entrance hall, spacious lounge, fitted dining kitchen, two large double bedrooms, bathroom and separate cloakroom. Outside, large driveway with turning area to the front with shrub bed, new concrete sectional garage, rear enclosed south facing private garden with patio, lawned area and shrub borders

The only way to appreciate this property fully is to view and this is recommended by us, call 01636 813 971.

## Porch

3'6" x 6'2" (1.09m x 1.88m)

Double glazed door with coloured glazing leads to the entrance hall. Victorian styled tiled floor, access to the pantry.

## Pantry

Handy space which is shelved and plumbed for washing machine. Gas meter. Coat hooks.

## Entrance Hall

4'3" x 20'6" (1.32m x 6.25m)

Radiator. Double cupboard with rail and shelving.

## Kitchen/Diner

10'09" x 15'04" (3.28m x 4.67m)

Fitted with a range of wall and base units with solid oak doors and oak veneer panels and cornices, laminate work surface inset with 1.5 bowl stainless steel single drainer sink unit with mixer tap. Integral appliances include Bosch dishwasher, Bosch multi-function electric oven, gas hob and extractor over. Space for fridge/freezer. Italian porcelain tiled splash back. Space for dining table. Stone effect laminate floor. Radiator. Ideal central heating boiler still under warranty. Down lights inset to ceiling. Double glazed window.

## Lounge

18'06" x 12'01" (5.64m x 3.68m)

Radiator. Gas fire with tiled surround and hearth. T.V point. Double panel radiator. Sliding patio door with additional glazed panel leading to the garden.





**Bathroom**  
6'02" x 6'02" (2.03m x 1.88m)

Newly fitted bathroom with a suite comprising panelled shower bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin. Tiled floor and full/half tiling to the walls with feature mosaic effect to the bath and shower area. Heated towel rail. Extractor fan. Double glazed window.

**Cloaks**  
6'02" x 2'08" (1.88m x 0.81m)

Fitted with a low flush WC and wash hand basin. Tiled floor and half tiled walls to match the bathroom. Double glazed window.

**Bedroom One**  
11'07" x 2'08" (3.53m x 3.35m)

Double glazed window to the front elevation. Radiator. Two double fitted wardrobes.

**Bedroom Two**  
12'07" x 11'10" (3.66m x 3.61m)

Double glazed window to the front elevation. Radiator. Fitted double wardrobe.

**Outside**

To the front of the property a stoned driveway provides ample off road parking and a turning area. The front garden is enclosed with fencing with a flower bed containing mature plants and shrubs. The stoned area continues to the side of the property leading to the single Hanson garage with up and over door, personal door and window to the side with power and lighting. The private south facing rear garden is mainly laid to lawn with a continuation of the stoned area for ease of maintenance and a paved patio area extending the width of the property with outside light. Borders containing mature plants and shrubs. Greenhouse.

**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**

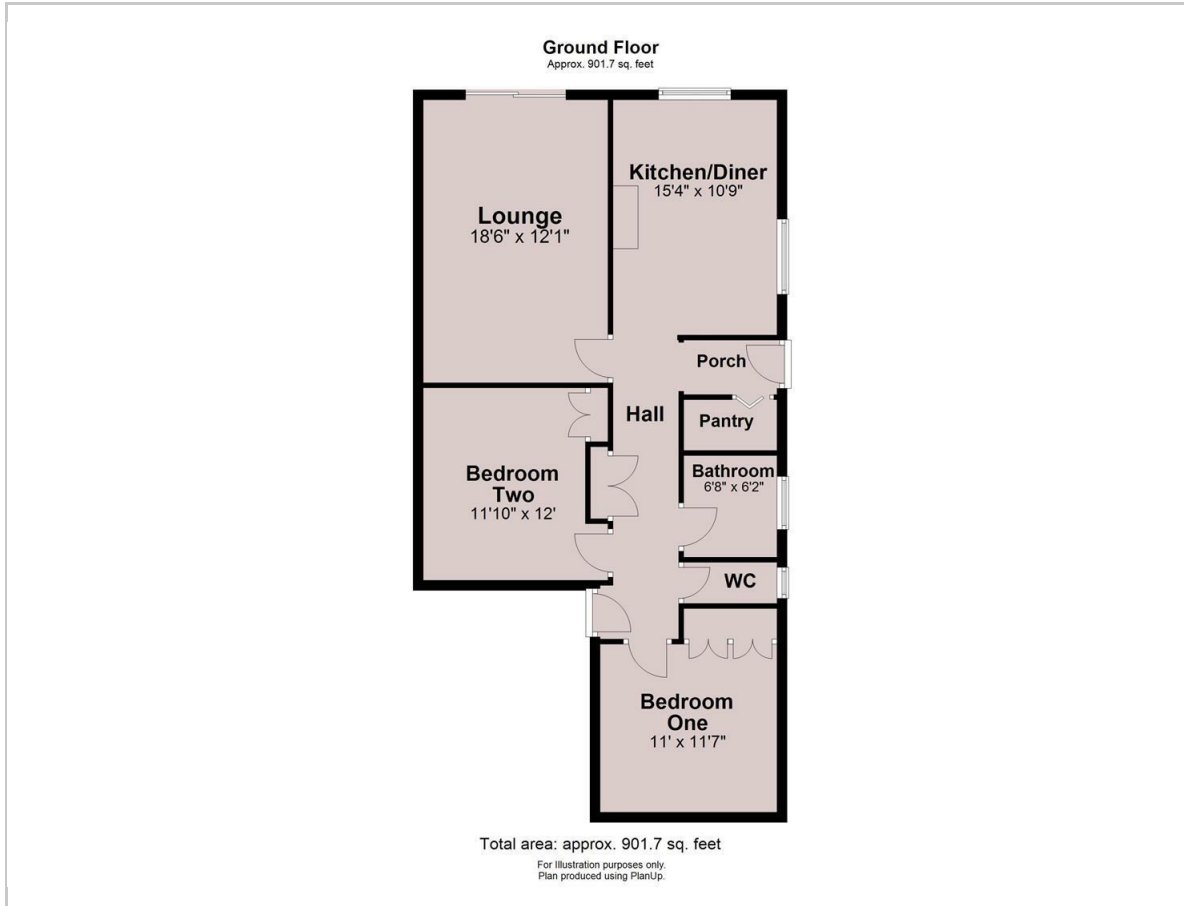
Freehold with vacant possession.

**Viewing Information**

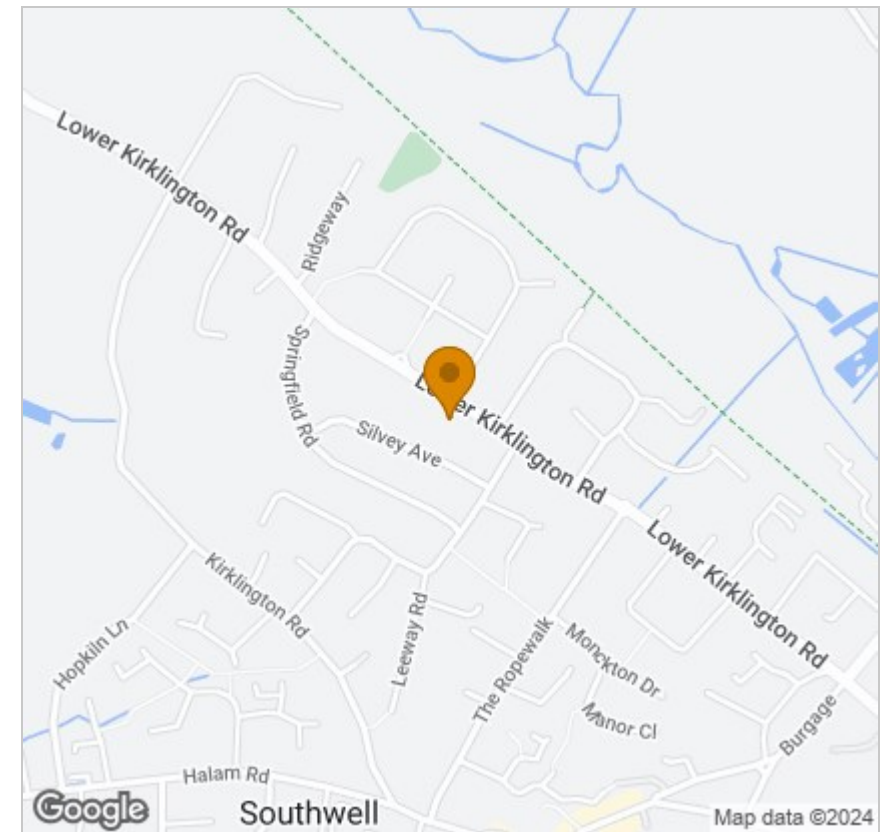
By appointment with the office, call 01636 813971.



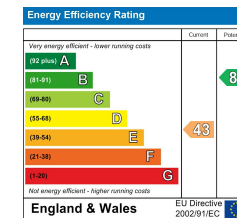
## Floor Plan



## 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.



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