



## 69 Springfield Road

Southwell, NG25 0BS

**£349,950**

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.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison & Mundys.

**LOCATION**

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

Lounge 4.98m x 3.18m (16'04" x 10'05") With electric fire and feature surround. Radiator. T.V point. Patio doors leading to the:

Sun Room 5.97m x 3.73m (19'07" x 12'03") Brick base with double glazed surround and double glazed double doors leading to the rear garden. Two radiators. Tiled flooring.

Kitchen 3.78m x 3.25m (12'05" x 10'08") 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 3.91m x 3.48m (12'10" x 11'05") Fitted wardrobes with dressing table. Radiator. Double glazed window to the front elevation.

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

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

Shower Room 2.49m x 1.78m (8'02" x 5'10") 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.



TOTAL FLOOR AREA: 1005 sq. ft. approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the floorplan. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation or efficiency can be given.  
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#### WEBSITE

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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.