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Century House, 100 Westgate, Southwell, NG25 0LT

Guide Price £575,000



Property Description

Exceptionally well maintained and deceptively spacious detached Georgian Cottage ideally located close to the wide range of facilities and amenities that are available in Southwell. Schools for all ages are within 1/2 mile of Century House and so this delightful home is ideally positioned for any buyer looking to move. Originally dating back to circa 1782 the cottage has been cleverly extended to offer accommodation including entrance hall, sitting room, dining room, kitchen, utility room and further family room/bedroom 4, it must be said that both the sitting room and family room offer direct access to a beautiful well stocked garden. To the first floor a large window lights up the landing with three bedrooms, bathroom and further en-suite bathroom.

Outside, delightful well stocked courtyard garden with front high brick wall and gravel driveway providing parking for numerous vehicles which in turn leads to a single garage. The private rear enclosed garden is tiered with lower level extensive patio area, water feature and flower/shrub border, steps rise to the upper lawn garden with mature flower/shrub borders and private covered seating area.

We highly recommend an early viewing to fully appreciate this superb home.



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 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

Double glazed panel door leads through to the entrance hall. Beams to ceiling. Radiator. Electric meter cupboard. Wall lights. Understairs storage cupboard. Stairs rising to the first floor.

DINING ROOM

12'4 x 10'8 (3.76m x 3.25m)

Double glazed window to the front elevation. Beamed ceiling. Radiator. Wired for wall lights. Double glazed door to the rear elevation.

SITTING ROOM

16'7 x 13'8 (5.05m x 4.17m)

Double glazed double door to the rear elevation and two double glazed windows to the rear. Coal effect gas fire with feature surround. Radiator. Wall lights. Stairs off to;

FAMILY ROOM/BEDROOM FOUR/OFFICE

14'10 x 14'0 (4.52m x 4.27m)

East facing family room with double glazed double door and windows to the rear garden. Radiator.



KITCHEN

12'4 x 6'0 (3.76m x 1.83m)

Fitted with a range of wall and base units surmounted by a rolled top worksurface inset with sink and drainer. Electric double oven and gas hob with extractor over, integrated fridge and dishwasher. Microwave shelf. Heated towel rail. Wall cupboard lighting. Beamed ceiling. Double glazed window to the front elevation.







CLOAKS/UTILITY

6'10 x 6'8 (2.08m x 2.03m)

Fitted with a WC and Belfast sink. Space for fridge/freezer. Plumbed for washing machine. Vinyl floor. Window to the side elevation.

FIRST FLOOR LANDING

Half landing with side leaded window.

BEDROOM ONE

14'7 x 13'9 (4.45m x 4.19m)

Three double glazed windows to the side elevation. Full wall of fitted wardrobes. Radiator.

EN-SUITE

6'10 x 6'8 (2.08m x 2.03m)

Fitted with a suite comprising shower bath with shower over and glazed screen, vanity wash hand basin and low flush WC. Heated towel rail. Tiled floor and fully tiled walls. Downlights inset to ceiling.

BEDROOM TWO

12'4 x 10'8 (3.76m x 3.25m)

Double glazed window to the front elevation. Radiator.

BEDROOM THREE/OFFICE

12'4 x 6'2 (3.76m x 1.88m)

Single bedroom with window overlooking the front elevation. Radiator. Double cupboard housing the boiler.

FAMILY BATHROOM

8'4 x 5'0 (2.54m x 1.52m)

Fitted with a suite comprising bath with shower over and glazed screen, vanity wash hand basin and low flush WC. Heated towel rail. Double glazed window to the front elevation. Splash back tiling to walls. Downlights inset to ceiling.

GARAGE

Single garage with roller garage door and side door and window to the garden. Light, power and water supplied.

OUTSIDE

To the front of the property a gravel driveway provides off

road parking for numerous vehicles in front of the detached single garage. The front garden area is walled with a bed containing a selection of well stocked and matures plants and shrubs. The private and secluded rear garden is south facing and offers numerous seating areas along with a lawned garden with raised beds and borders containing mature plants and shrubs. Covered pergola and brick built shed (8'09" x 6'09").

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.

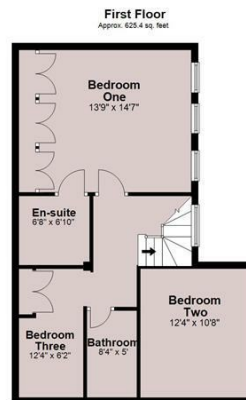
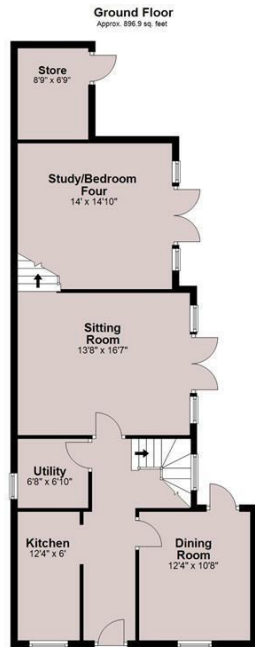
TENURE

Freehold with vacant possession.

VIEWING INFORMATION

By appointment with the office, call 01636 813971.





Total area: approx. 1522.3 sq. feet
For illustration purposes only
Plan produced using PlanIt3D



Agents Note: 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. All measurements are approximate and are 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 recheck the measurements.



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