



**7 Landseer Road, Southwell,  
Nottinghamshire, NG25 0LX**

**£525,000**

**Tel: 01636 816200**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Stunning Detached Home
- Fantastic Open Plan Dining/Living Kitchen
- Useful GF W/C
- Superbly Appointed Bathroom & En Suite
- Driveway & Garage
- Re-modelled and Upgraded to a High-Spec'
- Triple Aspect Lounge with Log Burner
- 3 Double Bedrooms
- Large Mature Plot
- Elapsed Permission for New Garage/Annexe

A fantastic opportunity to purchase this stunning detached home, occupying a generous mature plot and a popular convenient location.

The property has been significantly upgraded and extended by the current owners to now provide an excellent level of accommodation, extending to approximately 1400 square feet and superbly appointed to a high specification throughout.

A well-proportioned triple aspect lounge has patio doors onto the rear garden and houses a feature cast iron log-burner. No doubt the hub of the home is the fantastic open plan living/dining kitchen, ideal for those who love to cook and socialise at the same time. The kitchen is fitted with a stylish range of shaker style cabinets and comes complete with a comprehensive range of appliances. There is a useful ground floor W/C whilst to the 1st floor, the three double bedrooms and 2 bathrooms offer ample space and comfort for a growing family or visiting guests.

The plot is a particular feature of the property and includes driveway parking to the front of the single garage as well as a generous westerly facing rear garden.

Viewing is highly recommended.

### ACCOMMODATION

A composite entrance door leads into the entrance hall.

### ENTRANCE HALL

With tiled flooring and stairs rising to the first floor plus doors into both the dining kitchen and the lounge.

### LOUNGE

A well proportioned triple aspect reception room with Limestone tiled flooring, two central heating radiators, a uPVC double glazed window to the side aspect, a uPVC double glazed window with shutters to the front aspect and double glazed sliding patio doors leading onto the rear garden. The focal point of the room is a feature inset fireplace with exposed brick surround and timber mantle housing a cast iron log burner.

### LARGE LIVING STYLE DINING KITCHEN

A fantastic and versatile space, extended to the rear to create a large open plan family sized living kitchen. There is tiled flooring throughout, two central heating radiators, coving and

spotlights to the ceiling, plenty of space for seating and dining areas plus an extensive fitted kitchen, fitted with a range of Shaker style woodgrain effect base and wall cabinets with quartz worktops, upstands and window sill plus an under-mounted dual twin bowl Butlers sink with mixer tap. There is a comprehensive range of integrated appliances including a dishwasher, a five burner gas hob with glass splashback and extractor hood over, two eye level ovens by Hotpoint, an integrated fridge freezer plus recess for an additional American style fridge freezer. There is an integrated wine cooler and a comprehensive range of cupboards, deep pan drawers, a pull-out larder system and a recess with space and plumbing for a washing machine. Limestone tiled flooring throughout, a vertical contemporary style radiator to the kitchen area, a uPVC double glazed shuttered window to the front aspect and a uPVC double glazed window looking over the rear gardens. There is a useful understairs storage cupboard with tiled flooring, light and also housing the freestanding tumble dryer. There is a uPVC double glazed door onto the rear garden plus a stripped pine door into the ground floor w/c.

### GROUND FLOOR W/C

Superbly fitted with a traditional style suite including a dual flush toilet and a wash basin with hot and cold taps on a chrome stand. Limestone tiled flooring, central heating radiator and a uPVC double glazed obscured window to the rear aspect.

### FIRST FLOOR LANDING

A good sized first floor landing with a central heating radiator and access to the roof space with pull down loft ladder.

### BEDROOM ONE

A generous dual aspect double bedroom with a central heating radiator, two uPVC double glazed windows and double doors into the en-suite shower room.

### EN-SUITE SHOWER ROOM

Superbly fitted with a traditional style suite including a dual flush toilet and a wash basin upon a washstand with mixer tap and storage below. There is a quadrant style shower enclosure with glazed sliding doors, patterned tiling and a Mira electric shower plus tiling to the floor, an extractor fan, spotlights to the ceiling and a chrome towel radiator.

### BEDROOM TWO

A good sized double bedroom with a central heating radiator, a uPVC double glazed shuttered window to the front aspect, original picture rail and a period cast iron fireplace plus a useful built-in storage cupboard over the stairs.

### BEDROOM THREE

A good sized double bedroom with a central heating radiator, a uPVC double glazed shuttered window to the front aspect, original picture rail and a period cast iron fireplace plus a useful built-in storage cupboard over the stairs.

### FAMILY BATHROOM

Superbly fitted with a traditional style suite in white including a close coupled toilet and a

pedestal wash basin with hot and cold taps and tiled splashbacks. There is a freestanding rolled top claw foot bath with a central mixer tap and shower plus spotlights to the ceiling, an extractor fan and a uPVC double glazed obscured window to the rear aspect.

#### **DRIVEWAY & GARAGING**

There is driveway parking to the front of the plot leading to the single brick built and pantiled garage with electric roller door and a uPVC double glazed personal door leading onto the rear garden.

#### **GARDENS**

The property occupies a generous and mature plot including a westerly facing rear garden with attractive Indian Sandstone paved patio areas leading onto a generous shaped lawn which is edged with planted borders and includes a brick built BBQ area.

#### **PLANNING PERMISSION FOR GARAGE/ANNEXE**

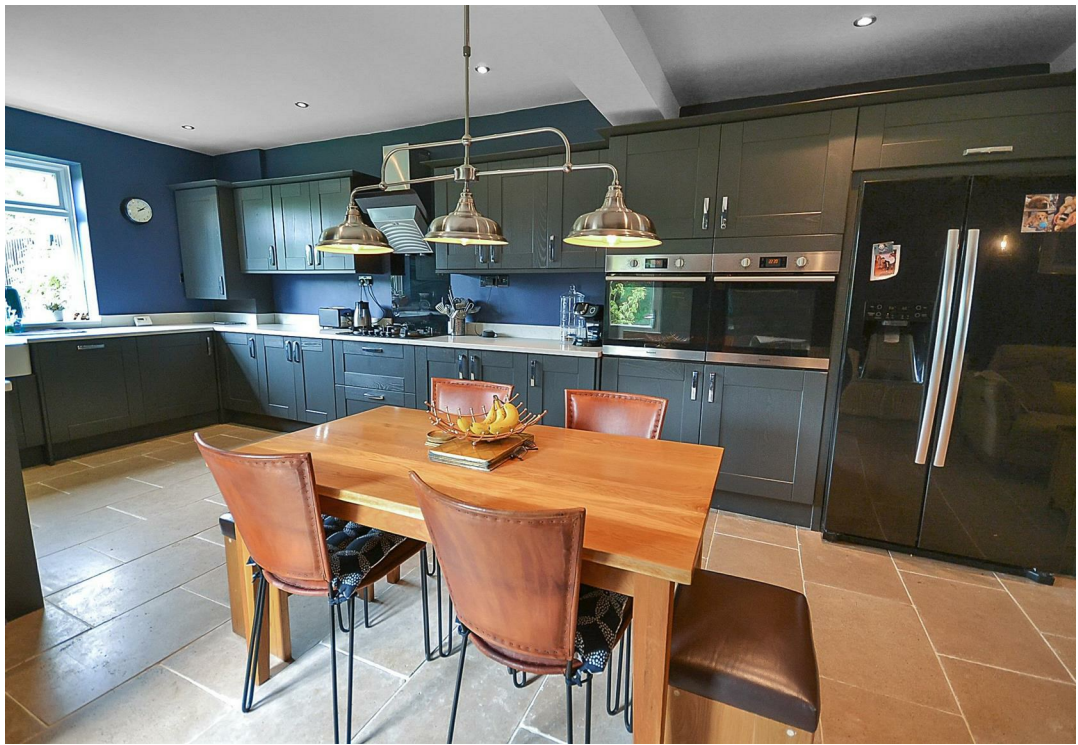
Planning permission was granted in 2019 for the erection of a double garage/annexe building. This planning permission (19/00124/FUL) has now elapsed and the plans are provided for information only. Buyers wishing to consider this development would need to reapply to Newark and Sherwood DC Planning Services.

#### **COUNCIL TAX**

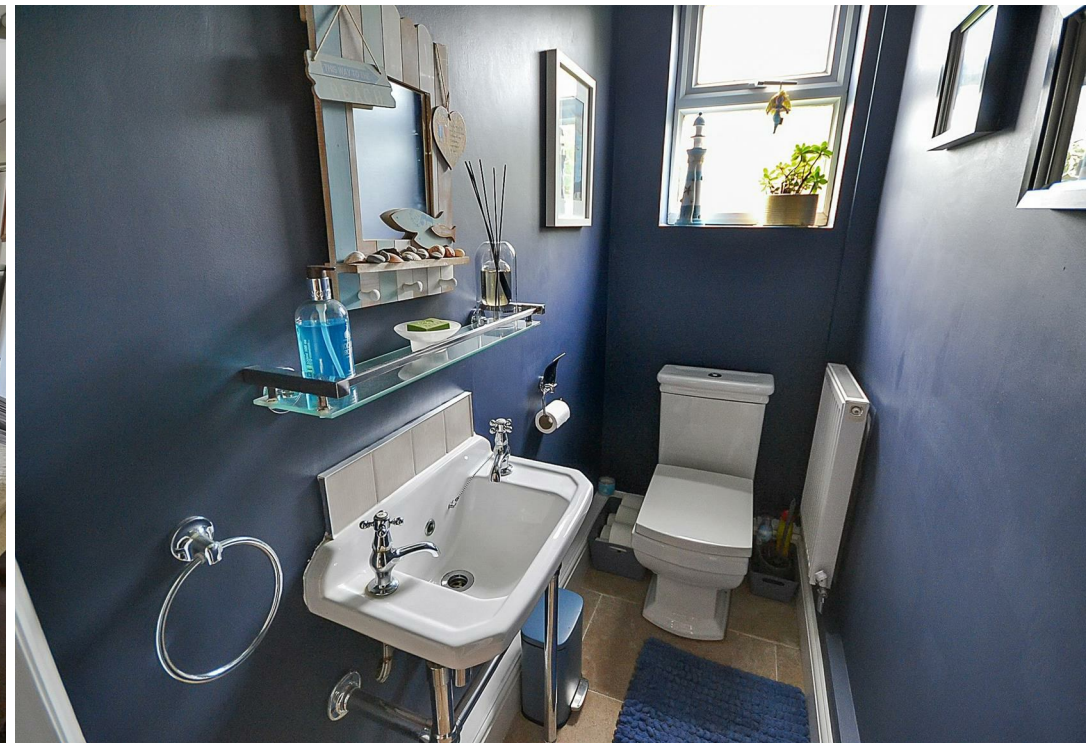
The property is registered as council tax band E.

#### **VIEWINGS**

By appointment with Richard Watkinson & Partners.



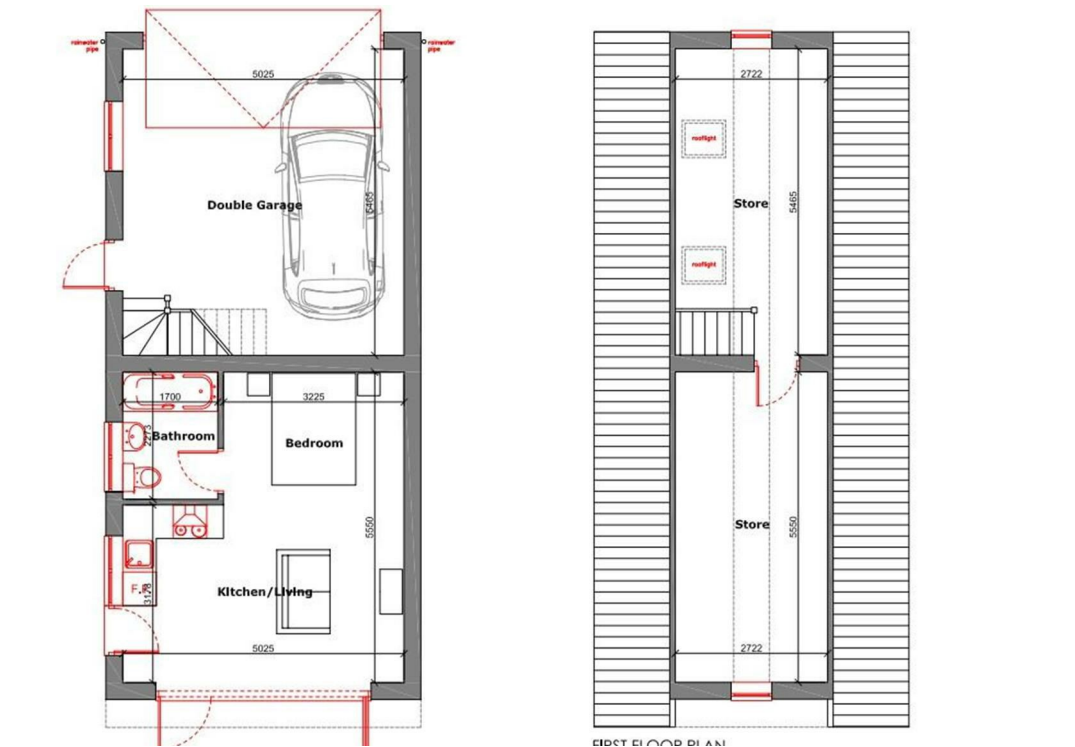
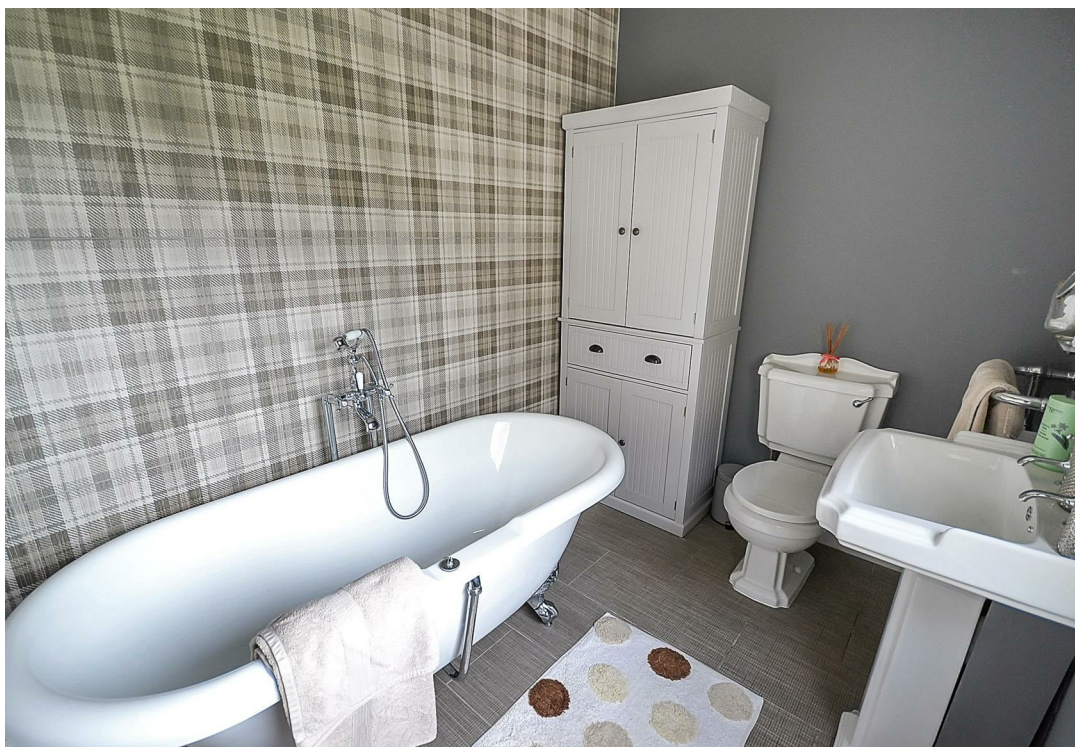




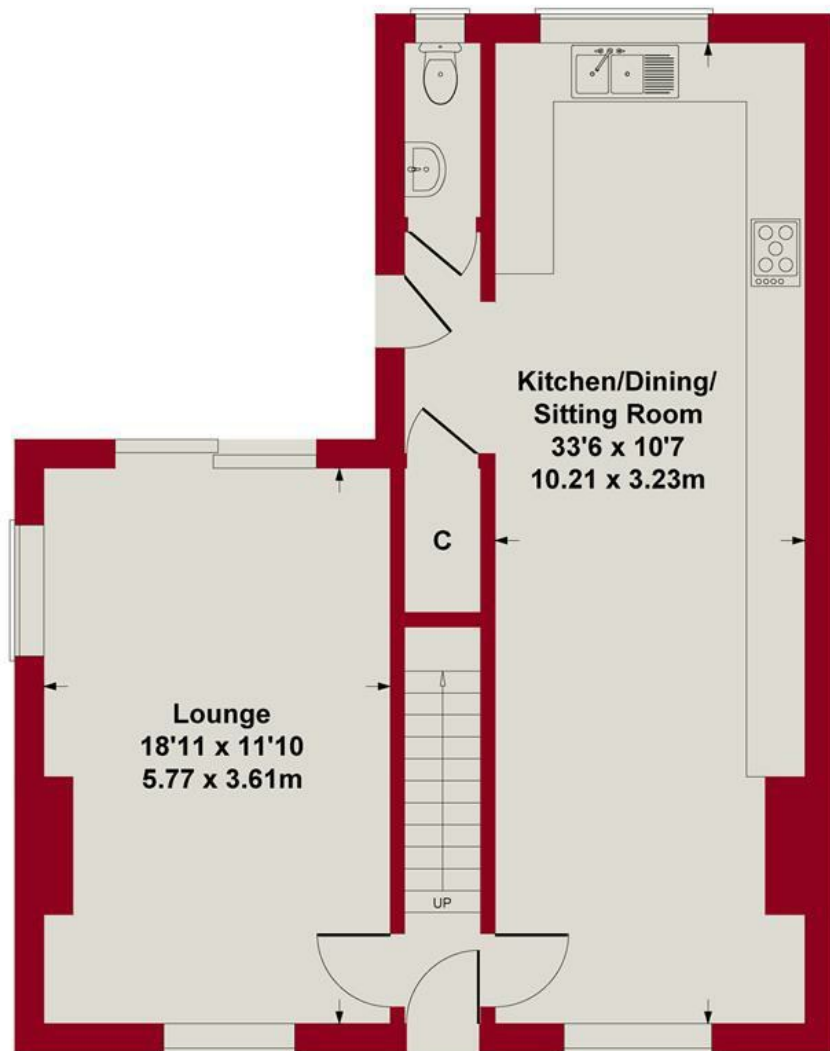




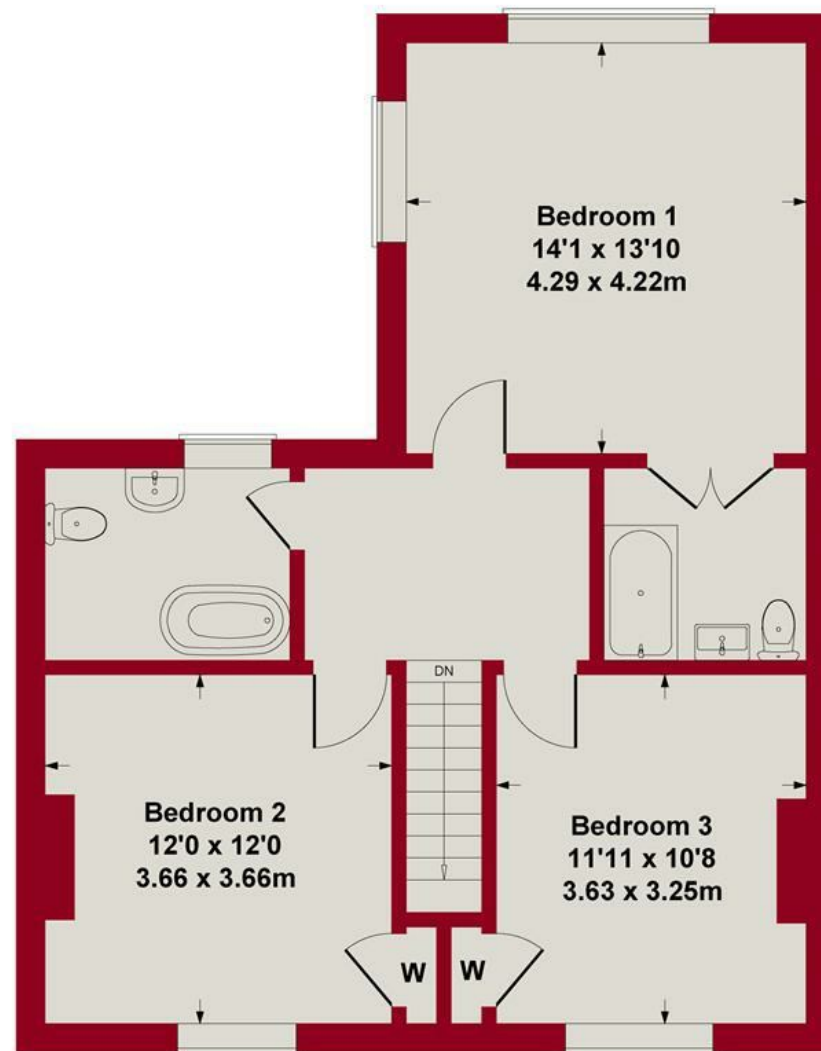




Approximate Gross Internal Area  
1384 sq ft - 129 sq m



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PROPOSED STREET SCENE - 1:100

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

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