



**75 Lower Kirklington Road, Southwell, NG25
0BH**

Guide Price £330,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Style Semi-Detached
- Fantastic Dining Kitchen
- Conservatory
- 3 Bedrooms
- Parking to the Front
- Popular Location
- Bay Fronted Lounge
- Ground Floor W/C Utility
- Modern Fitted Bathroom
- Generous Southerly Rear Garden

A great opportunity to purchase this well-appointed traditional style semi-detached home, occupying a convenient location and including parking to the front and a sizeable rear garden affording a preferred southerly aspect.

The accommodation includes an entrance hall leading into a lovely bay-fronted lounge and a fantastic dining kitchen to the rear, upgraded by the currently owner and including attractive shaker units with built-in appliances and breakfast bar seating. There is a conservatory overlooking the rear garden plus a useful utility/WC whilst to the 1st floor are 3 bedrooms and a superbly fitted bathroom.

Viewing comes highly recommended!

ACCOMMODATION

A composite entrance door with chrome furniture leads into the entrance hall.

ENTRANCE HALL

With laminate flooring, central heating radiator, stairs rising to the first floor and a door into the lounge.

LOUNGE

A well proportioned bay fronted lounge with a central heating radiator, laminate flooring, picture rail, a useful understairs storage cupboard and a uPVC double glazed bay window to the front aspect.

DINING KITCHEN

With laminate flooring, a uPVC double glazed window to the rear aspect, a contemporary style vertical column radiator and a modern fitted kitchen including a range of Shaker style base and wall cabinets with marble effect linear edge worktops and tiled splashbacks. There is an under-mounted sink with brass finish mixer tap and a range of built-in appliances including an AEG eye level oven, an integrated dishwasher and a four zone induction hob with extractor hood over. There is an integrated fridge freezer plus uPVC double glazed doors into the conservatory.

CONSERVATORY

Of brick and uPVC construction with laminate flooring, a central heating radiator, uPVC double glazed windows and French doors onto the rear garden and a door into the cloakroom/utility.

CLOAKROOM/UTILITY

Fitted in white with a close coupled toilet and a wall mounted wash basin with waterfall mixer tap. There is a chrome towel radiator, spotlights to the ceiling and a fitted worktop with space beneath and above for appliances including plumbing for a washing machine.

FIRST FLOOR LANDING

Having a uPVC double glazed shuttered window to the side aspect and an access hatch to the roof space where the combination boiler is situated.

BEDROOM ONE

A double bedroom with a central heating radiator and a uPVC double glazed window to the rear aspect.

BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed shuttered window to the front aspect and fitted wardrobes to the alcoves.

BEDROOM THREE

With a central heating radiator and a uPVC double glazed shuttered window to the front aspect.

BATHROOM

Superbly presented with a modern suite including an L shaped shower bath with glazed shower screen and mains fed rainfall shower with additional spray hose. There is a vanity wash basin with waterfall mixer tap and cupboards below and a concealed cistern toilet with chrome flush. Marble effect tiling for splashbacks, a chrome towel radiator, spotlights to the ceiling, extractor fan, electric shaver point and a uPVC double glazed obscured window to the rear aspect.

DRIVEWAY PARKING

The front of the plot provides off street parking for two cars.

GARDENS

Timber gated access at the side of the property leads to the rear garden which is enclosed with a combination of timber panelled fencing and mature hedging being mainly laid to lawn and including a paved patio area towards the property, enjoying a southerly aspect.

COUNCIL TAX

The property is registered as council tax band C.

VIEWINGS

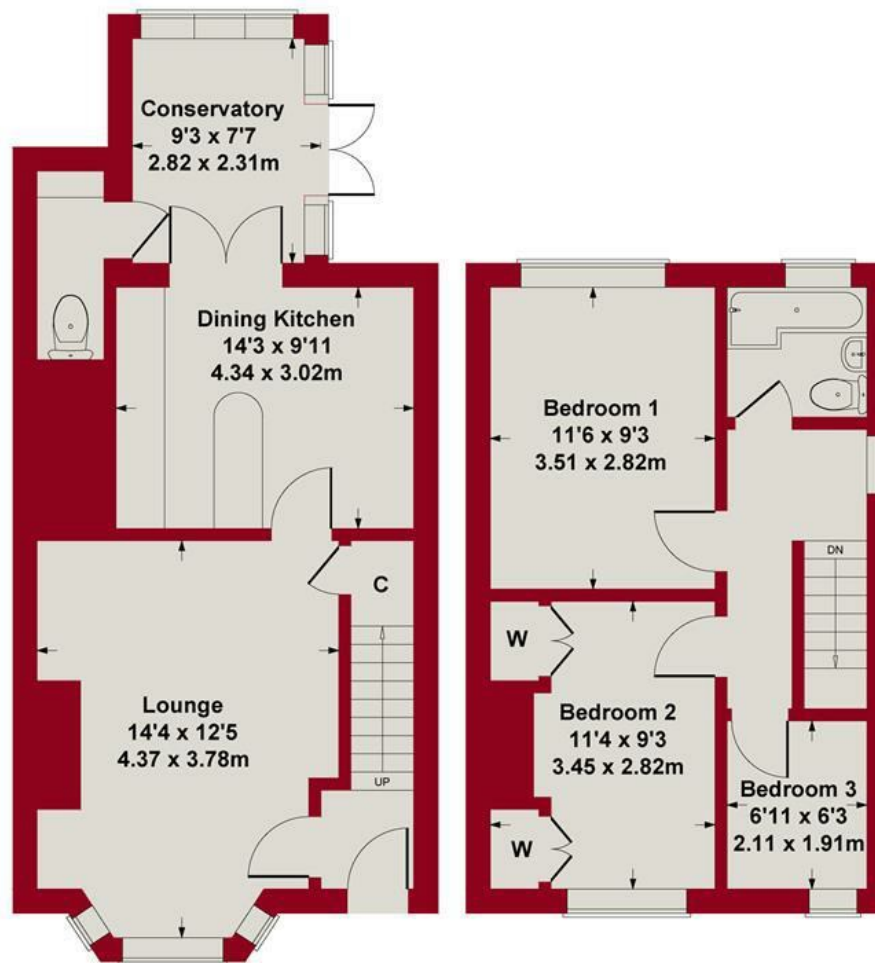
By appointment with Richard Watkinson & Partners.







Approximate Gross Internal Area
871 sq ft - 81 sq m

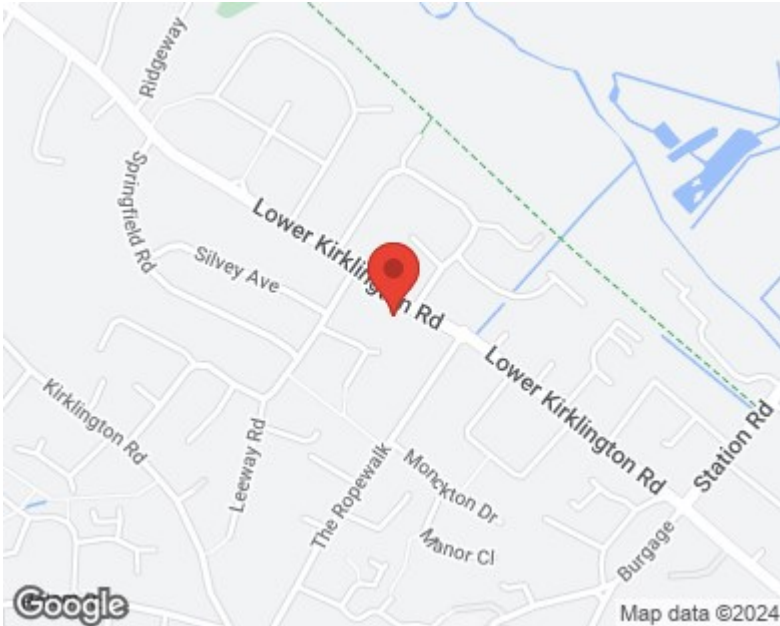
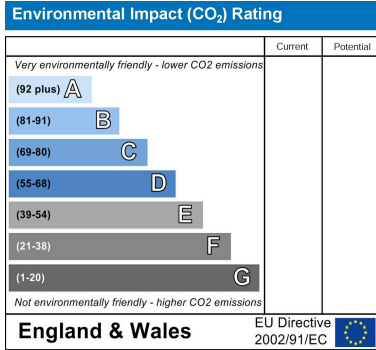
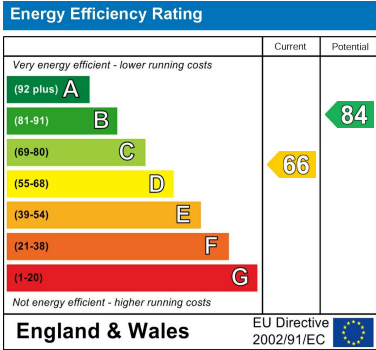


GROUND FLOOR

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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