



4 Leeks Close, Southwell, NG25 0BA

Offers Around £239,995

Tel: 01636 816200

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



- Modernised Bungalow
- Chain Free
- Range of Built in Appliances
- L Shaped Lounge Diner
- Newly Fitted Wardrobes
- Highly Convenient Location
- New Fitted Kitchen
- Contemporary Shower Room
- 2 Bedrooms
- Low Maintenance Courtyard Garden

Superbly modernised throughout, this detached bungalow offers an excellent opportunity for buyers to purchase a low maintenance home in the heart of town.

Occupying a highly convenient location within easy reach of a wealth of amenities and offered for sale with the advantage of 'no chain' this superbly appointed detached bungalow has been significantly updated by the current owners. There is a spacious L shaped lounge/diner with feature fireplace and a newly fitted shaker style kitchen, complete with a range of appliances by Hotpoint. There are 2 bedrooms, the main including newly installed bedroom furniture providing excellent storage whilst the contemporary shower room includes a floating vanity wash basin and a generous shower enclosure.

There is a small low-maintenance courtyard garden to the rear, the property has been tastefully decorated and includes new flooring throughout and viewing is highly recommended!

### ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance hall.

### ENTRANCE HALL

With a central heating radiator, coved ceiling, access hatch to the roof space, central heating thermostat and the wall mounted remote control for the Yale security alarm system.

### LOUNGE DINER

A well proportioned L shaped lounge diner with uPVC double glazed windows to each of the side elevations plus a uPVC double glazed bay window to the front elevation. There is a central heating radiator and a feature fireplace with feature surround housing a contemporary style log effect electric fire.

### KITCHEN

Superbly fitted with an attractive range of cream fronted Shaker style base and wall cabinets with linear edge timber effect worktops and matching upstands. There is an inset stainless steel single drainer sink with mixer tap and then a comprehensive range of integrated appliances including a 70/30 fridge freezer, a slimline dishwasher, an integrated washing machine, a four zone electric hob with chimney style extractor hood over and an eye level built-in oven, all by Hotpoint. There is coving to the ceiling, space for a small breakfast table and chairs if preferred plus an access hatch to the roof space and a uPVC double glazed window to the side aspect.

### BEDROOM ONE

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a range of newly fitted bedroom furniture including wardrobes with shelving and hanging rails and a fitted chest of drawers. Two freestanding bedside tables are included in the sale.

### BEDROOM TWO

With a central heating radiator, coved ceiling and a uPVC double glazed window to the rear aspect.

### SHOWER ROOM

Superbly fitted in 2024 with a modern contemporary style suite including a generous shower enclosure with fixed glazed screen and mains fed rainfall shower with additional spray hose. There is a floating vanity wash basin with pull-out drawer for storage plus mixer tap and a dual flush comfort toilet. Mermaid boarding for splashbacks, a chrome towel radiator, electric shaver point, spotlights to the ceiling, a uPVC double glazed obscured window to the side aspect and an airing cupboard housing the Potterton combination boiler for central heating and hot water.

### GARDENS

The property occupies a small and manageable plot with a small lawned frontage and timber gated access at the side leading along the property and into a small courtyard garden, enclosed with a combination of brick walling and timber panelled fencing and having been landscaped with low maintenance in mind to include paved pathways, a timber decked seating area and raised planted sleeper style bedding, all affording a good level of privacy.

### COUNCIL TAX

The property is registered as council tax band B.

### VIEWINGS

By appointment with Richard Watkinson & Partners.

### ADDITIONAL INFORMATION

A right of access exists along the side of the property for no. 5 to exit their rear garden.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

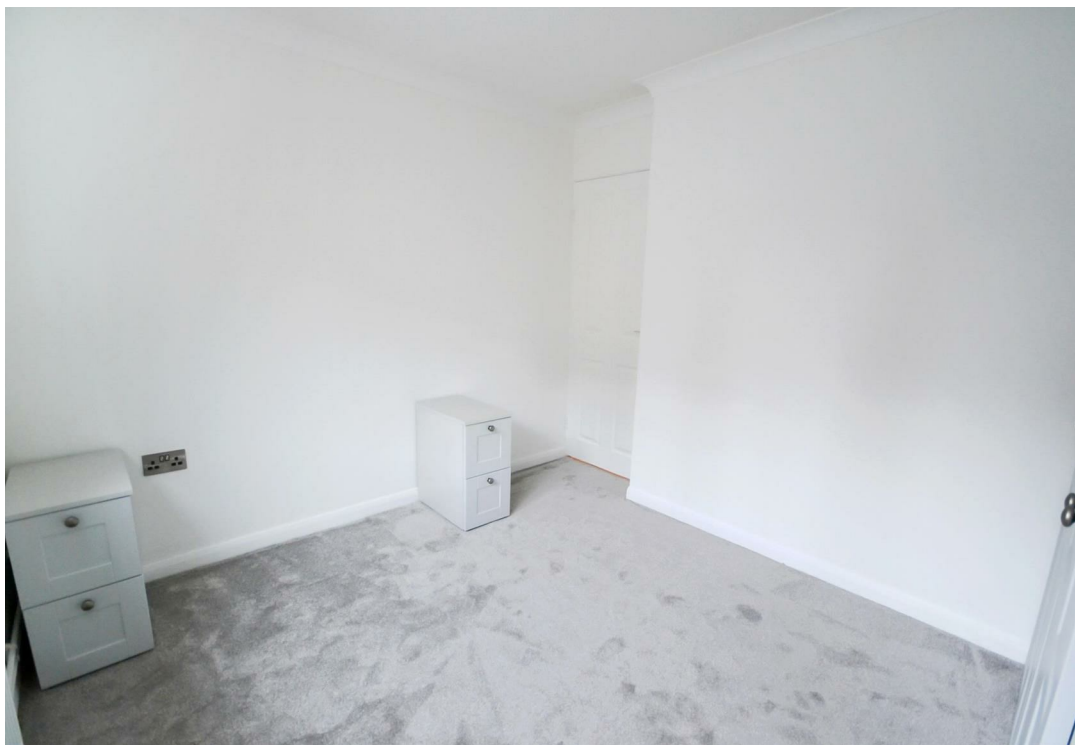
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>









**Approximate Gross Internal Area  
558 sq ft - 52 sq m**



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(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		
(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



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**RICS**



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