



59 Leeway Road, Southwell, Nottinghamshire,  
NG25 0BZ

Guide Price £445,000

Tel: 01636 816200

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



- A Superbly Appointed Detached Home
- Large Open Plan Lounge/Diner
- Further Reception/ 5th Bedroom
- Ground Floor W/C
- Bathroom Plus En Suite
- Significantly Altered & Extended
- Garden Room to the Rear
- Shaker Fitted Kitchen
- 4 Bedrooms
- Gravelled Frontage and Mature Rear Garden

A great opportunity to purchase this superbly appointed detached house, offering an excellent level of family orientated accommodation and occupying a popular and convenient cul-de-sac setting.

The property is stylishly presented throughout and offers versatile accommodation, ideal for families and including a fantastic open-plan lounge diner with log-burner and opening into a lovely garden room at the very rear, overlooking gardens. There is a shaker style dining kitchen plus a useful ground floor W/C and a further versatile reception room or ground floor 5th bedroom.

To the 1st floor are 4 bedrooms and immaculately appointed bathroom and en suite whilst outside is a gravelled frontage for parking and a mature, fully enclosed rear garden, ideal for family activities.

## ACCOMMODATION

A composite entrance door in anthracite leads into the entrance hall.

## ENTRANCE HALL

With attractive tiled flooring, a traditional style three column radiator in white and a door into the lounge diner.

## LOUNGE DINER

A spacious reception room with a uPVC double glazed window to the front aspect, a central heating radiator, a large Velux skylight, a part glazed door into the kitchen and a feature fireplace with exposed brick surround and slate hearth housing a floor standing cast iron multi-fuel burner. The lounge diner is open plan to the garden room.

## GARDEN ROOM

A superb addition to the rear of the property with two large Velux skylights, a central heating radiator, uPVC double glazed windows overlooking the rear garden and uPVC double glazed French doors leading onto decking at the rear.

## DINING KITCHEN

Fitted with an attractive range of Shaker style base and wall cabinets with solid butcher's block worktops and a ceramic butler's sink with mixer tap. There is a recess for a range style cooker with tiled splashback and chimney extractor hood over, integrated dishwasher and space for a fridge freezer. A uPVC double glazed window overlooks the rear garden, there is a central heating radiator and a useful built-in understairs storage cupboard with shelving and light.

## REAR LOBBY

Having a uPVC double glazed door to the side aspect.

## GROUND FLOOR W/C

Fitted with a close coupled toilet and a wall mounted wash basin with mixer tap and tiled splashback. Extractor fan and part panelled walls.

## GROUND FLOOR BEDROOM/HOME OFFICE

A versatile room currently used as a ground floor bedroom and having a central heating radiator, a uPVC double glazed window to the front aspect and a utility cupboard with shelving and having plumbing for a washing machine.

## FIRST FLOOR LANDING

With an access hatch to the roof space and an airing cupboard for storage and housing the Baxi combination boiler.

## BEDROOM ONE

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a sliding track door into the en-suite.

## EN-SUITE

A superbly fitted en-suite including a pedestal wash basin with waterfall mixer tap and tiled splashbacks, a dual flush toilet and a quadrant style shower enclosure with glazed sliding doors and mains fed shower. Tiled flooring, a chrome towel radiator, spotlights to the ceiling and a uPVC double glazed obscured window to the rear aspect.

## BEDROOM TWO

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

## BEDROOM THREE

With a central heating radiator, a uPVC double glazed window to the front aspect and a built-in double wardrobe.

## BEDROOM FOUR

With a central heating radiator, a uPVC double glazed window to the front aspect and a built-in cupboard over the stairs with shelving and hanging rail.

## FAMILY BATHROOM

A superbly fitted family sized bathroom with dual flush toilet and a vanity wash basin with mixer tap and cupboards below. There is a P shaped shower bath with central mixer tap and mains fed rainfall shower with additional spray hose and glazed shower screen. Tiled flooring, a feature central heating radiator, tiling for splashbacks, extractor fan and a uPVC double glazed obscured window to the rear aspect.

## DRIVEWAY PARKING

The front of the plot is gravelled providing off street parking for three cars.

## **GARDENS**

The majority of the gardens sit to the rear of the property, fully enclosed with timber panelled fencing and include a good sized shaped lawn and paved patio seating areas.

## **COUNCIL TAX**

The property is registered as council tax band D.

## **VIEWINGS**

By appointment with Richard Watkinson & Partners.

## **ADDITIONAL INFORMATION**

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>



















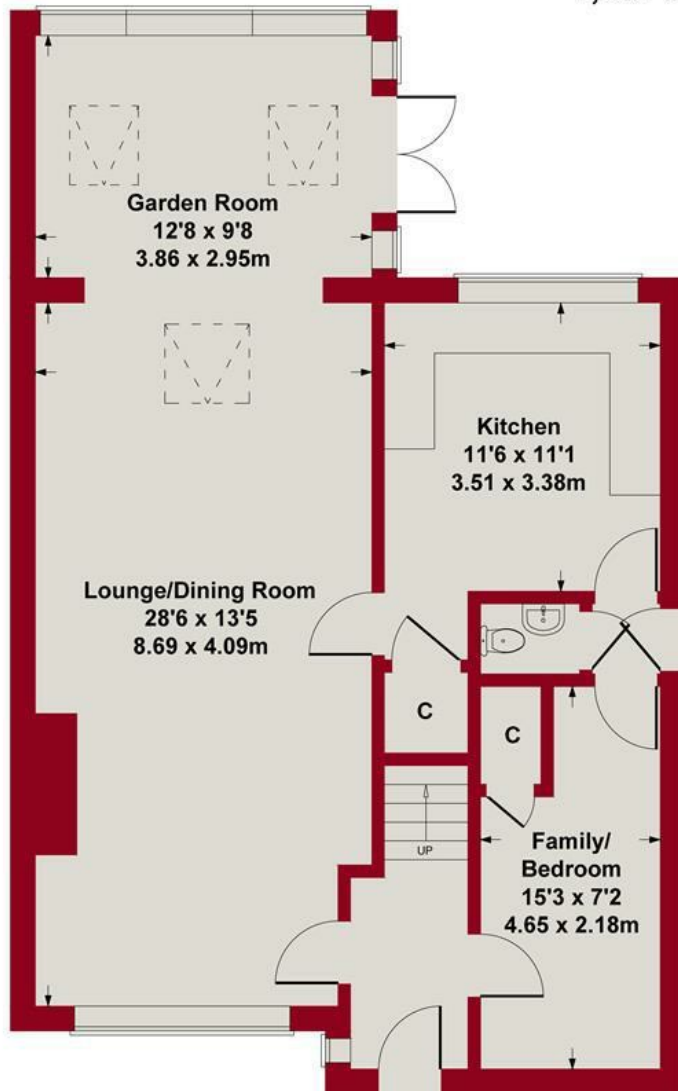




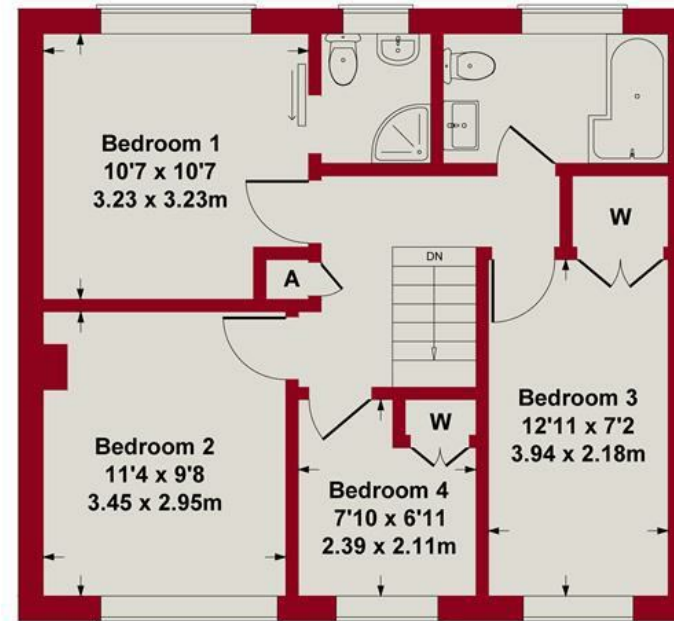




**Approximate Gross Internal Area**  
**1,431 sq ft - 133 sq m**



**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(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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