



50 Landseer Road, Southwell, NG25 0LZ

Guide Price £475,000

Tel: 01636 816200

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

- A Deceptively Spacious Detached Bungalow
- Fitted Kitchen
- Three Good-Sized Ground Floor Bedrooms
- Open Plan Home Office to 1st Floor
- Parking and Garage
- Versatile Accommodation with Scope to Modernise
- Large Lounge, Separate Dining Room
- Fourth Bedroom on 1st Floor
- Two Bathrooms Plus WC
- Mature Gardens | Tucked Back From Road

A superb opportunity to purchase a deceptively spacious detached bungalow, offering an excellent level of accommodation, including a loft conversion.

This versatile property will appeal to a range of buyers, as it offers plenty of scope to modernise and potentially reconfigure depending on individual preferences. Features include a fitted breakfast kitchen and a large lounge with a fireplace and double doors opening into the dining room.

On the ground floor, there are three well-proportioned bedrooms, a bathroom, and an additional WC. The first-floor loft conversion provides flexible living space, including a fourth double bedroom, a bathroom, and an open-plan area currently used as a home office.

The property is tucked back from the road down a long private driveway, leading to parking for several cars and an integral garage. Mature gardens are positioned to the front and rear, providing privacy and outdoor enjoyment.

Viewing is highly recommended - this is an opportunity not to be missed.

ACCOMMODATION

A uPVC double glazed entrance door with uPVC a double glazed obscured window to the side leads into the entrance hall.

ENTRANCE HALL

With a door into the kitchen and a door into a walk-in storage cupboard/boiler room with light and housing the Worcester central heating boiler.

BREAKFAST KITCHEN

Fitted with a range of cottage style base and wall cabinets with cupboards and drawers, glass fronted cabinets, tiled splashbacks and rolled edge worktops, an inset stainless steel single drainer sink with mixer tap and space for appliances including plumbing for a washing machine and a gas cooker point. There is a central heating radiator, a uPVC double glazed window and a door into the lounge.

LOUNGE

A spacious reception room with coved ceiling, two central heating radiators, two uPVC double glazed windows and a feature fireplace with decorative surround, marble insert and hearth housing a coal effect gas fire. Glazed double doors lead into the dining room.

DINING ROOM

With a central heating radiator, a uPVC double glazed window, coved ceiling and serving hatch to the kitchen.

GARDEN ROOM

With tiled flooring and uPVC double glazed French doors leading onto the gardens.

HALLWAY

With a spiral staircase rising to the first floor, a central heating radiator and a built-in double coats cupboard with hanging rail and storage above.

PORCH

With a uPVC double glazed door onto the gardens.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window, coved ceiling and a built-in double wardrobe with hanging rail and storage above.

BEDROOM TWO

A double bedroom with coved ceiling, central heating radiator, a uPVC double glazed window and a built-in double wardrobe with hanging rail and storage above.

BEDROOM THREE

With a central heating radiator, coved ceiling and a uPVC double glazed window.

BATHROOM

A three piece bathroom fitted with a close coupled toilet, a pedestal wash basin with mixer tap and a panel sided bath with mixer tap and hand held mixer shower. There is a glazed shower screen plus fully tiled walls, tiled flooring, a central heating radiator, a uPVC double glazed obscured window and an airing cupboard housing the foam insulated hot water cylinder with shelving above.

ADDITIONAL W/C

A two piece cloakroom suite in white including a close coupled toilet and a wall mounted wash basin with hot and cold taps. Tiling to the floor and fully tiled walls plus coved ceiling and a uPVC double glazed obscured window.

LANDING

A landing area with Velux skylight and fitted blind plus a walk-in storage cupboard with light, access to the eaves and also housing the cold water storage tank.

HOME OFFICE/PLAY AREA

A versatile space currently used as a home office with laminate flooring, two Velux skylights with blinds, a central heating radiator and a door into the loft space.

LOFT ROOM/STORE

Boarded and with flooring providing useful storage with power and light.

1ST FLOOR - BEDROOM FOUR

A double bedroom with a central heating radiator, two Velux skylights with blinds and a built-in storage cupboard.

BATHROOM

A three piece bathroom including a close coupled toilet, a pedestal wash basin with hot and cold taps and a panel sided bath with mixer tap and shower attachment. Tiling for splashbacks, a central heating radiator and a Velux skylight with blind.

DRIVEWAY, PARKING & GARAGE

Double gates at the top of Landseer Road open onto a single width driveway which leads past the neighbouring property and onto paved multi vehicle driveway parking in turn leading to the single integral garage.

GARDENS

The property occupies a mature plot affording a good level of privacy with a lawned and paved frontage, the lawned area edged with well stocked and attractive borders. The main garden includes a paved patio area, a small shaped lawn, well stocked planted beds and borders, a small wildlife pond, rockery style beds and borders and offers a good level of privacy. A greenhouse is included in the sale.

COUNCIL TAX

The property is registered as council tax band E.

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:-

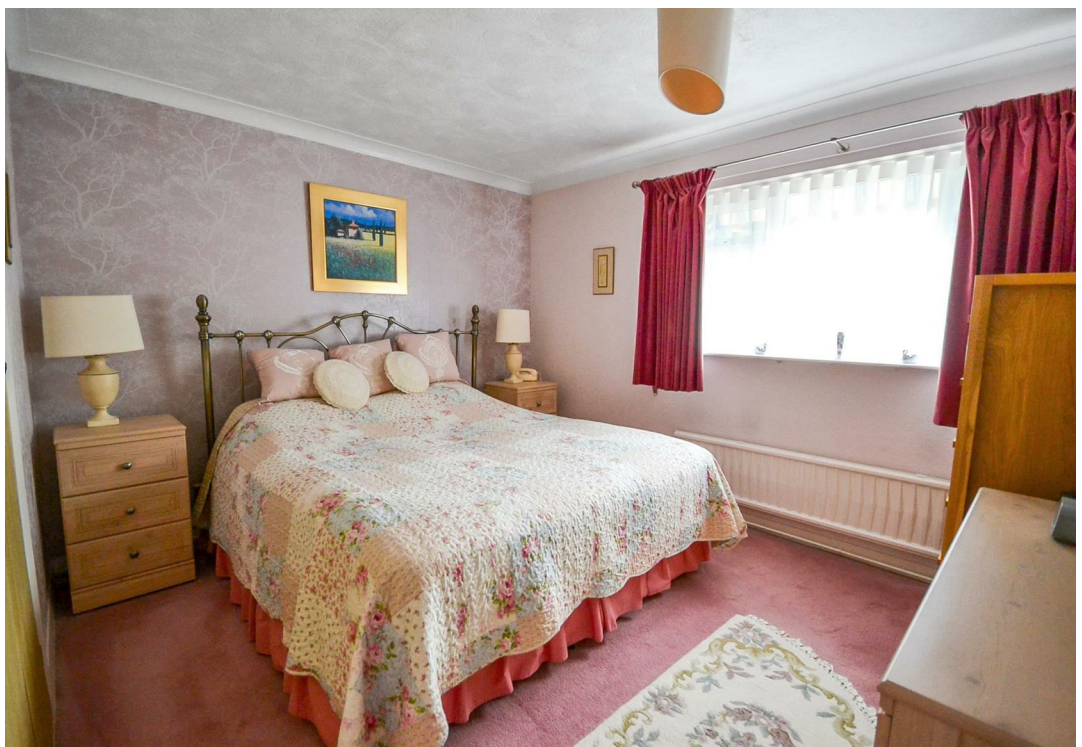
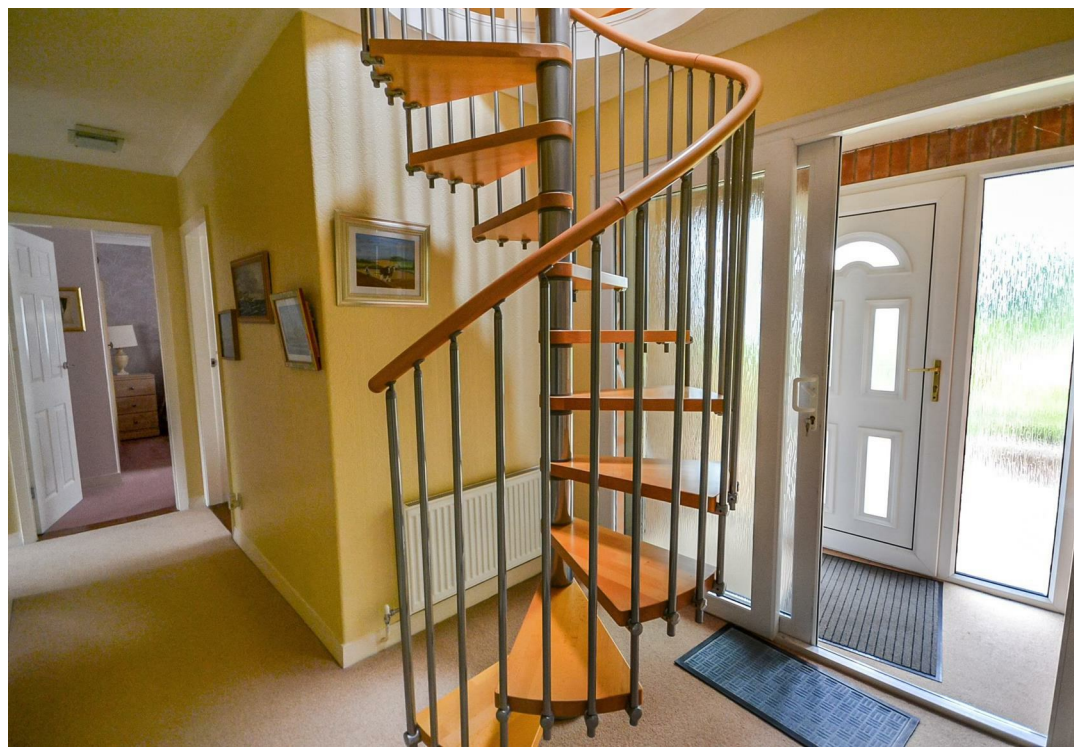
<https://reports.ofsted.gov.uk/>

Planning applications:-

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





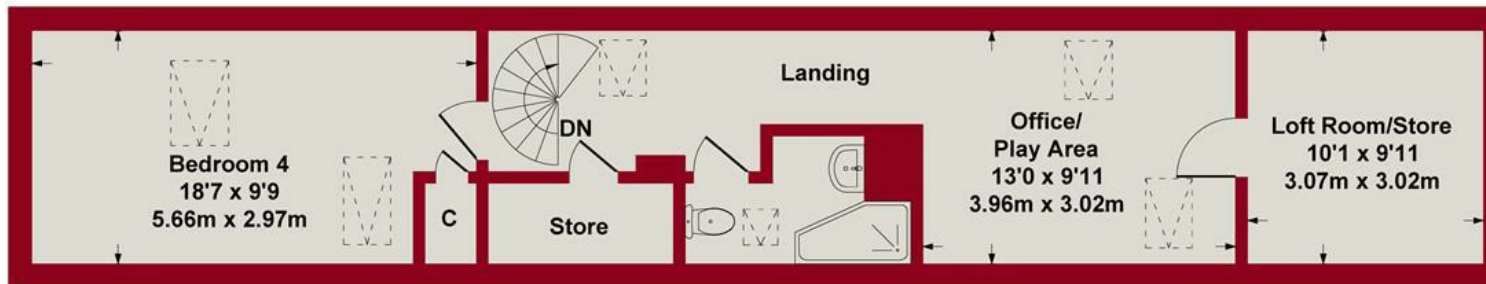




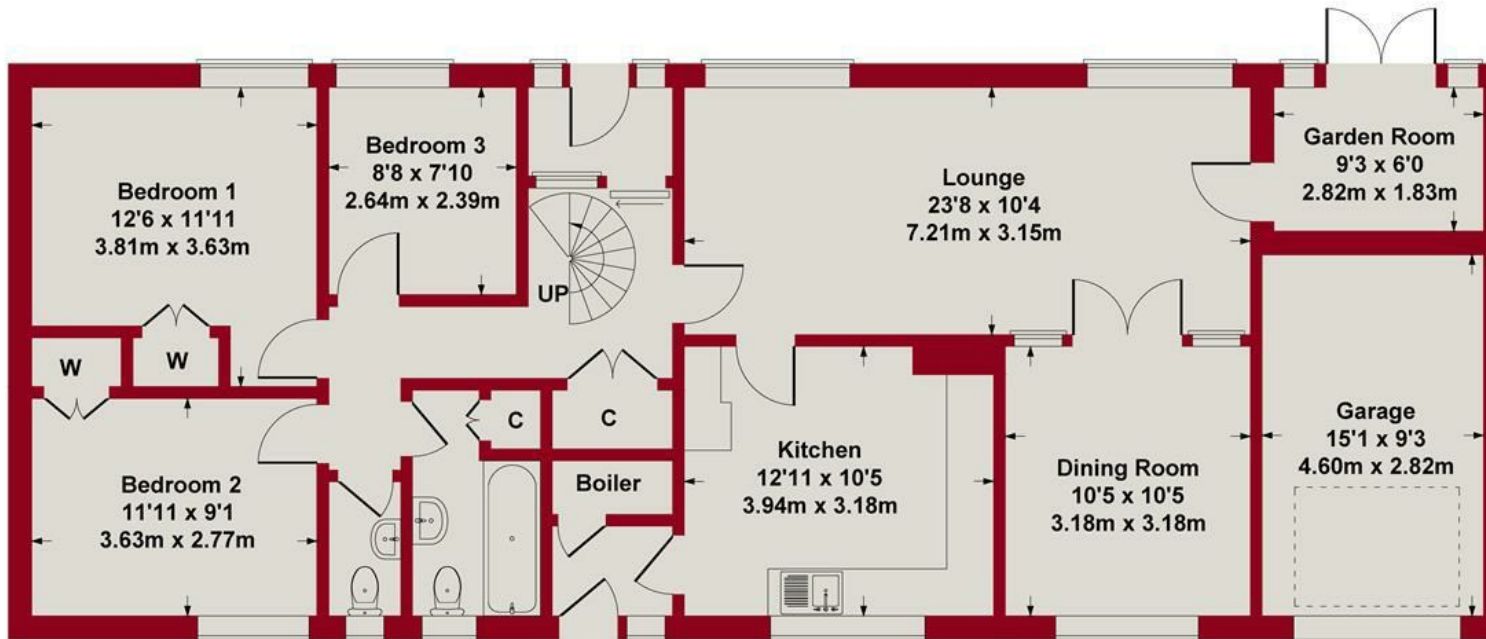




**Approximate Gross Internal Area
1774 sq ft - 165 sq m (Excluding Garage)**



FIRST FLOOR



GROUND 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	78
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 816200



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Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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