

HoldenCopley

PREPARE TO BE MOVED

Lower Kirklington Road, Southwell, Nottinghamshire NG25 0BH

Guide Price £260,000 - £300,000

Lower Kirklington Road, Southwell, Nottinghamshire NG25 0BH



GUIDE PRICE £260,000 - £280,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this well-presented four-bedroom semi-detached home provides spacious and versatile accommodation, complete with ample in-built storage. Located in the highly sought-after area of Southwell, the property is ideally positioned within walking distance to a range of local amenities including shops, cafes, well-regarded schools, and excellent transport links into the City Centre. The ground floor boasts a welcoming entrance hall, a spacious living room with a feature fireplace, a modern fitted kitchen to meet all your culinary needs, and a separate dining room, perfect for family meals or entertaining. In addition, there's a single bedroom, a dedicated office area, and a convenient utility room, offering additional space for appliances and storage. Upstairs, you'll find three generously sized bedrooms, all served by a three-piece bathroom suite. Externally, the property benefits from a gravelled driveway to the front providing ample off-street parking, framed by mature decorative plants and shrubs. To the rear is a large, enclosed garden featuring a gravelled seating area, a lawn, and a variety of established planting, ideal for outdoor enjoyment.

MUST BE VIEWED!





- Semi-Detached House
- Four Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Dining Room & Office
- Utility Room
- Three-Piece Bathroom Suite
- Driveway & Generous Rear Garden
- No Upward Chain
- Sought-After Location





GROUND FLOOR

Entrance Hall

5’0" x 4’5" (1.54m x 1.35m)

The entrance hall has vinyl flooring, carpeted stairs and a single door providing access into the accommodation.

Bedroom Four

8’9" x 7’9" (2.67m x 2.37m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Living Room

14’4" x 12’5" (4.38m x 3.79m)

The living room has vinyl flooring, a radiator, an in-built storage cupboard, a feature fireplace and a UPVC double-glazed bay window to the front elevation.

Kitchen

15’11" x 9’11" (4.86m x 3.03m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven & hob, space and plumbing for a dishwasher, partially tiled walls, a radiator, vinyl flooring, a single-glazed window to the rear elevation and a single door providing access to the conservatory.

Dining Room

8’8" x 6’2" (2.66m x 1.90m)

The dining room has carpeted flooring, a radiator and two UPVC double-glazed windows to the side and rear elevations.

Office

8’9" x 7’9" (2.67m x 2.37m)

The fourth has carpeted flooring, a radiator and a UPVC double-glazed window to the side elevation.

Utilty Room

5’10" x 12’8" (1.79m x 3.88m)

The utility has vinyl flooring, a freestanding fridge and washing machine, a polycarbonate roof, UPVC double-glazed windows surround and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

6’4" x 9’1" (1.94m x 2.78m)

The landing has carpeted flooring and access to the first floor accommodation.

Master Bedroom

7’10" x 11’4" (2.41m x 3.46m)

The main bedroom has carpeted flooring, a radiator, in-built fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Two

9’1" x 11’6" (2.79m x 3.53m)

The second bedroom has carpeted flooring, a radiator, in-built fitted wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Three

6’11" x 6’4" (2.12m x 1.95m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

6’4" x 6’4" (1.94m x 1.95m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, partially tiled walls, vinyl flooring, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a gravelled driveway providing ample off-road parking with a range of decorative plants and shrubs.

Rear

To the rear is a large enclosed garden with a gravelled area, a lawn, range of decorative plants, shrubs and trees with a hedge border and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Newark & Sherwood District Council- Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

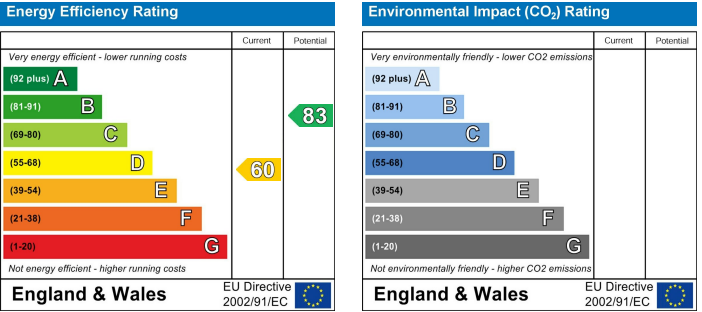
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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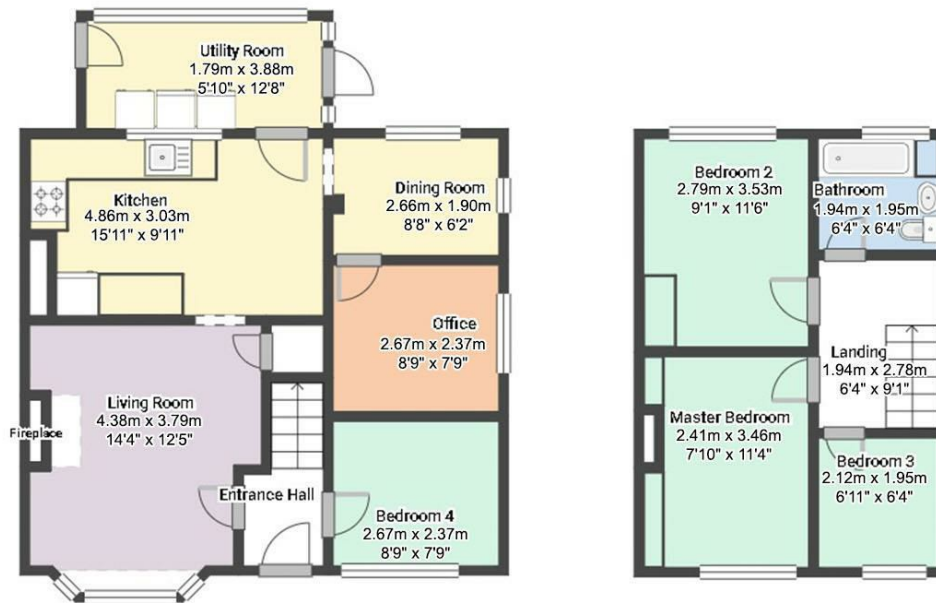
ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – nexfibre, Openreach
Broadband Speed - Ultrafast Broadband available with the highest download speed at 10000Mbps & Highest upload speed at 10000Mbps
Phone Signal – Good coverage of Voice, 4G & some coverage of 5G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years - The government website states this is a high risk flood area
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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