



**117 Lower Kirklington Road**  
Southwell, NG25 0DR



Book a Viewing

**£245,000**

No Onward Chain – Occupying a generous plot and offering excellent potential for modernisation to your own taste, this well-appointed semi-detached bungalow enjoys a highly convenient location with easy access to Southwell Town Centre and a bus stop opposite. The accommodation comprises: Entrance Hall, spacious Lounge, Conservatory, Kitchen, two Bedrooms and a Shower Room. Outside, the property benefits from a large driveway providing ample off-street parking, a garage/workshop, and lawned gardens to both the front and rear. An ideal purchase for buyers of all ages, this property offers scope for improvement in a desirable and accessible location.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – B.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.







## ACCOMMODATION

### ENTRANCE HALL

8' 7" x 7' 6" (2.62m x 2.29m) A multi-glazed panel door with access into the entrance hall with a radiator and door to the lounge.

### LOUNGE

12' 7" x 11' 7" (3.84m x 3.53m) With double glazed double doors to the conservatory, radiator and a coal effect gas fire with tiled inset.

### CONSERVATORY

11' 0" x 7' 2" (3.35m x 2.18m) With brick base, double glazed windows and double glazed sliding patio door to the rear garden.



### KITCHEN

10' 10" x 14' 1" (3.3m x 4.29m) With a range of wall and base units with work surfaces over, stainless steel sink unit and drainer, plumbing for washing machine, gas cooker point, double glazed window to the side elevation, double larder cupboard, UPVC door to the rear garden and double glazed window to the rear elevation.

### MASTER BEDROOM

10' 9" x 11' 9" (3.28m x 3.58m) With double glazed leaded box window to the front elevation and radiator.



### BEDROOM 2

9' 1" x 8' 10" (2.77m x 2.69m) With double glazed leaded window to the front elevation and radiator.

### SHOWER ROOM

5' 6" x 6' 5" (1.68m x 1.96m) With shower cubicle and Mira shower, vanity wash hand basin, low level WC, double glazed window to the side elevation, heated towel rail and access to the roof space.

### OUTSIDE

To the front of the property there is a lawned garden with a large driveway leading to the side of the property, which in turn leads to the garage/workshop, an outside tap and side access to the rear. To the rear of the property there is a totally enclosed garden, mainly lawned with fence/shed boundary, external lighting and flagstone patio and pond.

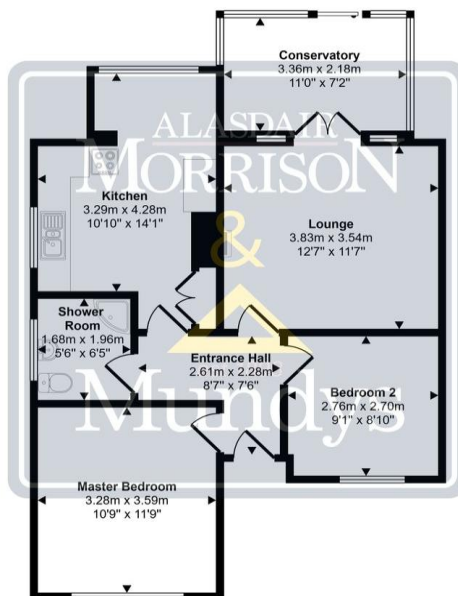
### GARAGE/WORKSHOP

23' 3" x 9' 2" (7.09m x 2.79m)





Approx Gross Internal Area  
66 sq m / 707 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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