



Lower Kirklington Road | Southwell | | NG25 0BH

Offers Over £289,950



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VILLAGE & COUNTRY HOMES

Lower Kirklington Road | Southwell
| NG25 0BH
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Offering exceptional space and outstanding value for money, this extended three-bedroom semi-detached home enjoys a highly convenient location within easy walking distance of Southwell town centre, local shops and everyday amenities. Significantly improved by the current owners, the spacious accommodation includes a welcoming sitting room with wood burner, stylish re-fitted open-plan kitchen/dining room, an impressive rear living room with skylights and bi-fold doors opening onto the garden, together with a utility room, cloakroom and practical side lobby. Upstairs are two generous double bedrooms, a further single bedroom and a modern re-fitted family bathroom. Outside, the property benefits from a long west-facing rear garden with a full-width patio, newly fenced boundaries and extensive driveway parking for 3-4 vehicles. Competitively priced to attract buyers seeking maximum space, quality and value, this is a superb opportunity that deserves early viewing.

- Extended 3 bedroom semi detached house in prime location close to shops and amenities
- Utility room and downstairs cloakroom plus useful side lobby with separate front entrance
- Extensive driveway parking for 3-4 cars
- Competitively priced to appeal to buyers in strong purchasing positions
- Sitting room with wood burner, re-fitted dining kitchen and superb open plan rear living room with bi-fold doors to the rear garden
- Large west facing rear garden with full width patio
- Good decorative order throughout

Hall:
4'11" x 4'4" (1.51 x 1.33)

Sitting Room:
14'5" x 12'5" (4.41 x 3.81)

Kitchen / Dining Room:
15'11" x 9'10" (4.86 x 3.01)

Living Room:
21'5" x 15'2" (6.55 x 4.64)

Utility Room:
6'0" x 4'9" (1.83 x 1.47)

Cloakroom/W/C:
5'3" x 4'9" (1.62 x 1.47)

Side lobby:
13'7" x 4'6" (4.15 x 1.38)

Landing:
9'1" x 6'3" (2.77 x 1.92)

Bedroom 1:
11'5" x 9'1" (3.50 x 2.78)

Bedroom 2:
11'4" x 9'3" (3.46 x 2.82)

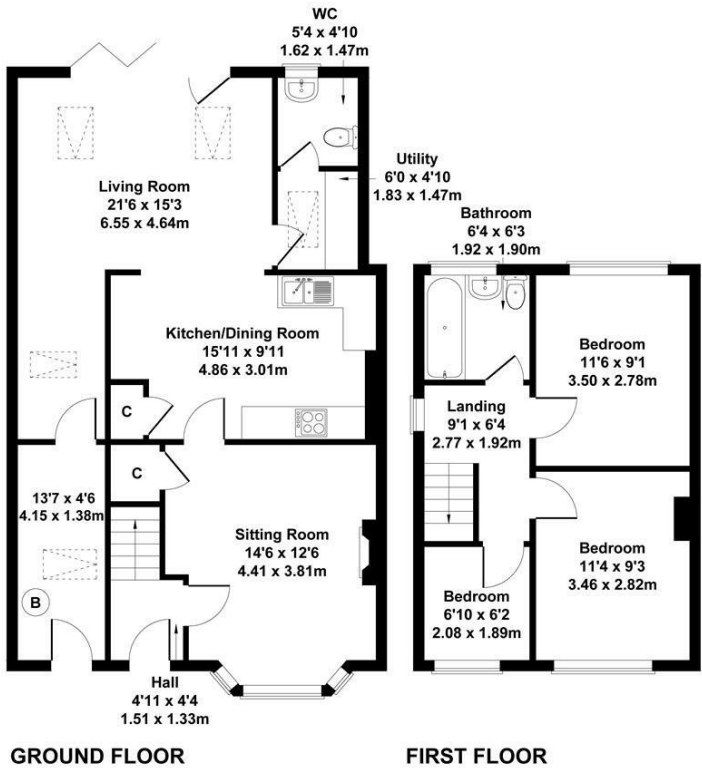
Bedroom 3:
6'9" x 6'2" (2.08 x 1.89)

Bathroom:
6'3" x 6'2" (1.92 x 1.90)



93 Lower Kirklington Road, Southwell, NG25 0BH

Approximate Gross Internal Area
1119 sq ft - 104 sq m



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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