

14 | Leeks Close | Southwell | NG25 0BA

£230,000

FENTON JONES

## Key features

- Quiet cul de sac location in the centre of Southwell
- Two bedroom, two-storey home
- Full enclosed low maintenance garden
- No upward chain
- Private parking + single garage
- Over 55's development
- Very short walk to Southwell town centre

## Description

Tucked away in a quiet cul-de-sac in the heart of Southwell, this well-positioned two-storey home offers both convenience and comfort. Situated in the centre of the town, the property is just a short distance from Southwell's wide range of shops, cafés, and everyday amenities, making it an ideal choice for those seeking a highly convenient yet peaceful location.

The property itself is a two-bedroom end-plot home with the benefit of private parking and a garage. Its end position provides an added sense of space and privacy, while the practical layout makes it perfectly suited for comfortable modern living.

Inside, the accommodation is bright and welcoming. A sunny sitting room sits at the front of the property, creating a pleasant living space filled with natural light. To the rear, the kitchen and dining area overlook the garden, providing an ideal setting for everyday meals and entertaining. The garden is private and designed to be low maintenance, offering an enjoyable outdoor space without the need for extensive upkeep.

Upstairs there are two bedrooms, including a double master bedroom to the front with a large built-in wardrobe as well as a second useful storage cupboard with floor-to-ceiling shelving. The second bedroom is a spacious single with views over the rear, there is also a contemporary bathroom fitted with a walk-in shower.

This home offers a great opportunity for buyers looking for a well-located property within easy reach of everything the town has to offer.









Frontage
Leeks Close is a quiet private cul-de-sac in the centre of Southwell. The semi detached property sits in a lovely position on a corner plot, with a path leading across the lawn to the front and up to the front door.

Entrance Hall
4'3" x 2'11"
A small entrance area with space to hang coats. With stairs up to the first floor and door through to the sitting room.

Sitting Room
11'1" x 9'6"
A beautifully bright sitting room filled with natural light through the large bay window to the front of the property. With door through to the kitchen and dining area.

Kitchen & Dining Room
16'4" x 6'6"
With window and sliding patio door out to the rear garden. The kitchen is fitted with white cabinets with a wood effect laminate worktop with space for a washer/dryer and a freestanding oven. There is a stainless steel sink which sits beneath the window and the boiler is sited in this room.
With laminate floor and space for a dining table and chairs.

Pantry
4'3" x 3'7" (max)
A useful storage space with freestanding shelving units.

First Floor
Stairs lead up to the landing, with doors off to the bedrooms and shower room. Loft access.









Bedroom 1
12'9" (max) x 7'6"
A double bedroom with a window looking out to the front of the property. There are two inbuilt cupboards; one particularly spacious cupboard with lots of room for hanging clothes with a shelf above. The second cupboard is fitted with shelves and would serve as the perfect linen cupboard.

Bedroom 2
8'6" x 8'2"
A good sized single bedroom with window overlooking the rear of the property.

Shower Room
7'6" x 5'2"
A contemporary shower room with frosted window to the rear. Fitted with a large walk in shower as well as a sink and toilet.

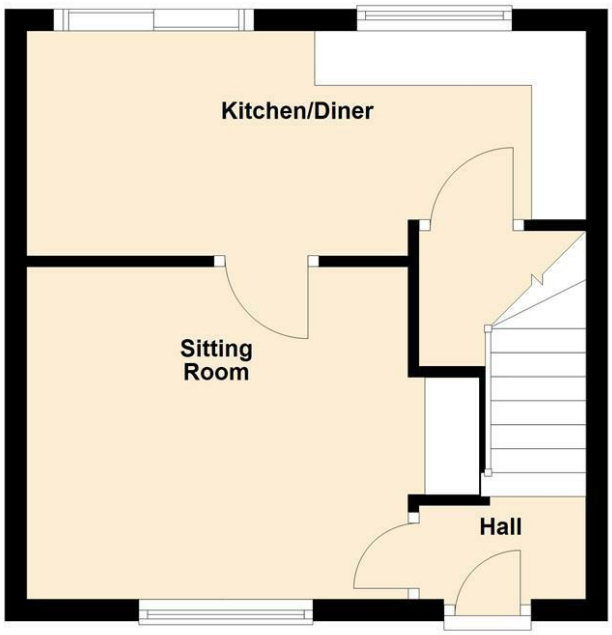
Garden
A fully enclosed private garden with a mixture of walled and fenced boundaries. A low maintenance outside space that if fully paved. With outside tap beneath the kitchen window and pedestrian gate to the side of the property
There is an accessibility ramp leading from the kitchen patio door to the rear garden.

Parking and garage
The private parking space is found to the rear of the property.

There is a single garage with up and over garage door. The garage is located round the corner to the rear of the property

Floor plans

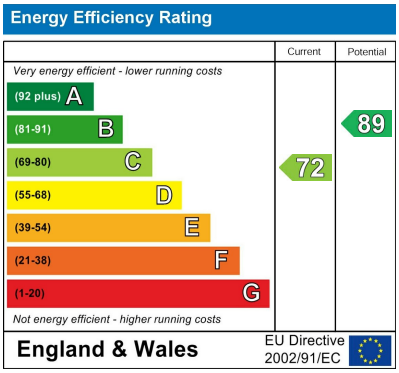
**Ground Floor**
Approx. 26.8 sq. metres (288.6 sq. feet)




**First Floor**
Approx. 26.8 sq. metres (288.6 sq. feet)




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