



## Millbrook, Southwell Road, Kirklington, NG22 8NF

**GUIDE PRICE**  
**£640,000**

**NO ONWARD CHAIN** - Situated on a large plot (0.5 acres STS) and set back from the road in an elevated position with open field views to the rear, this spacious and well appointed detached bungalow offers flexible living with accommodation including entrance hall, large lounge, dining room, garden room, dining kitchen, utility room, conservatory, master bedroom with dressing room off, two further double bedrooms, bathroom and shower room. Outside there is a large tarmac driveway which offers ample parking and gives access to a large garage, there is also a lawned garden to front, a rear delightful lawned garden with private Westerly facing patio, flower/shrub beds and borders and mature trees. We highly recommend an early viewing to appreciate the size and position of this spacious bungalow.



Millbrook, Southwell Road, Kirklington, Newark, NG22 8NF



#### **SERVICES**

Mains electricity, water and drainage.

Oil fired central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – G.**

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

**TENURE** - Freehold.

#### **VIEWINGS**

By prior appointment through Alasdair Morrison and Mundys.





## ACCOMMODATION

A composite front entrance door with glazed panel inset leads to the entrance porch.

## ENTRANCE PORCH

5' 7" x 3' 11" (1.7m x 1.19m) With uPVC double glazed obscured windows to front elevation and single glazed obscured door with side window to entrance hall.

## ENTRANCE HALL

5' 9" x 12' 11" (1.75m x 3.94m) With engineered oak floor, two radiators, doors off to the shower room, lounge, dining kitchen, three bedrooms and bathroom and further door leading to the staircase access to the garage.

## LOUNGE

17' 9" x 23' 7" (5.41m x 7.19m) With large uPVC window to front elevation offering open views, uPVC double glazed window to side elevation, coving to ceiling, three radiators, feature fireplace with stone effect surround, log burner, wall lights and glazed double doors leading to the dining room.

## DINING ROOM

12' 10" x 14' 3" (3.91m x 4.34m) With coving to ceiling, radiator, uPVC double glazed window to side elevation, aluminium framed sliding double glazed doors to the garden room and serving hatch to the kitchen.

## GARDEN ROOM

20' 7" x 9' 8" (6.27m x 2.95m) With terracotta tiled floor, radiator, double glazed sliding patio doors to the rear garden and glazed door to the side elevation.

## DINING KITCHEN

16' 2" x 13' 9" (4.93m x 4.19m) Fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, inset 1.5 bowl stainless steel single drainer sink unit with mixer tap, space for a recessed Range cooker with extractor hood over, integral Hotpoint dishwasher, integral fridge, uPVC double glazed window overlooking the rear of the property, tiled floor, radiator, down-lights to ceiling, recessed cylinder cupboard and door leading to the utility room.

## UTILITY ROOM

7' 8" x 14' 2" (2.34m x 4.32m) Fitted with a range of base units with work surface over, inset stainless steel single drainer sink unit with hot and cold taps, plumbing and space for a washing machine, further appliance space, radiator, uPVC double glazed door to the conservatory and space for a fridge freezer.





### CONSERVATORY

42' 2" x 9' 7" (12.85m x 2.92m) With two radiators, half glazed door to the rear garden, fitted storage cupboard and sliding double glazed aluminium frames windows over looking the rear garden.

### MASTER BEDROOM

13' 5" x 12' 9" (4.09m x 3.89m) With large uPVC double glazed window to front elevation, radiator and door leading to the dressing room.

### DRESSING ROOM

12' 11" x 9' 8" (3.94m x 2.95m) Previously used as a bedroom four, now offering an extensive range of fitted wardrobes, radiator and uPVC double glazed window to front elevation (please note that this room could be accessed from the entrance hall, subject to the necessary changes).



### BEDROOM TWO

10' 6" x 13' 9" (3.2m x 4.19m) With radiator, uPVC double glazed window to the rear elevation and a range of fitted wardrobes with hanging rails and shelving.

### BEDROOM THREE

11' 1" x 10' 7" (3.38m x 3.23m) With uPVC double glazed window to rear elevation and radiator.



### BATHROOM

7' 5" x 9' 5" (2.26m x 2.87m) With suite to comprise of dual end bath with mixer tap, shower tap and tiled surround, eco-flush WC, pedestal wash hand basin with mixer tap and shower enclosure with glazed door, drench head shower and additional hand held shower attachment, heated towel rail, tiled flooring, half tiled surround, extractor fan and two uPVC double glazed obscured windows to side elevation.

### SHOWER ROOM

5' 6" x 12' 10" (1.68m x 3.91m) With suite to comprise of pedestal wash hand basin, eco-flush WC and shower cubicle with glazed door, fixed head shower, additional hand held shower attachment and side lower jets, down-lights to ceiling, tiled flooring, half tiled surround, radiator, uPVC double glazed obscured window to front elevation and recessed cupboard with coat hooks.



### OUTSIDE

The front of the property is accessed via a tarmacadam driveway which divides offering additional parking for numerous vehicles and also leads to the garage. The front garden is principally laid to lawn and has attractive flower/shrub borders and beds, with a pathway and steps leading up to the front of the property.



There is the added benefit of external lighting to the front, including wall lights and coach light. There is side gated access to the rear garden.

The wonderful rear garden offers open field views with an extensive lawned garden, flower/shrub beds and borders, timber summer house, garden shed, greenhouse and water feature.

The westerly rear aspect is ideal for a large paved patio area which is completely private and offers wonderful views over the rear garden and rear fields.

## GARAGE

17' 9" x 38' 0" (5.41m x 11.58m) With an electric up and over door, light, power, glazed panelled window to the side elevation, tap, oil fired central heating boiler, oil storage tank and stairs leading up to the door giving access to the entrance hall.

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### 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

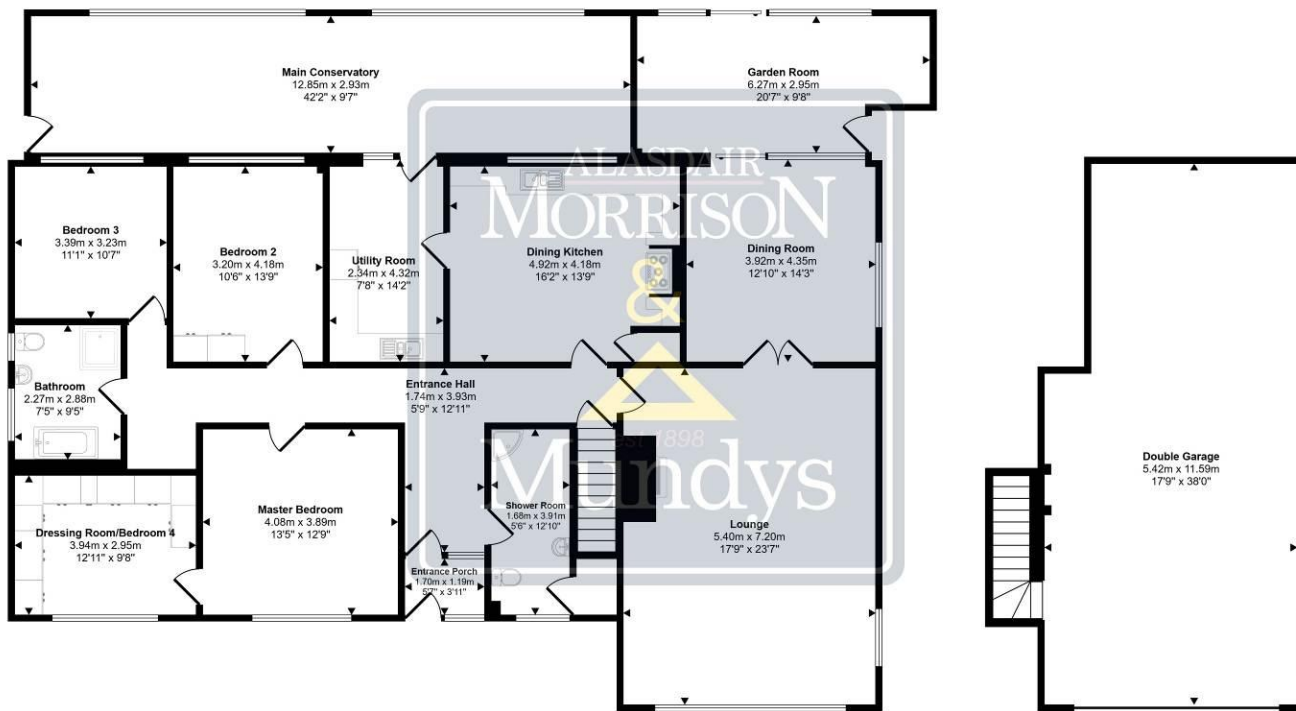
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Approx Gross Internal Area  
310 sq m / 3332 sq ft



Ground Floor  
Approx 248 sq m / 2667 sq ft

Lower Ground Floor  
Approx 62 sq m / 665 sq ft

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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