



28 The Rise

Southwell, NG25 0RZ



Book a Viewing

£450,000

Immaculate Three Storey Semi Detached Home - Lovingly modernised with extras added by the present vendors this spacious semi detached home offers flexible living over three floors on the outskirts of Southwell, with far reaching field views to the rear of the property. The light and airy accommodation includes, Entrance/Boot Room, Hall, Cloakroom/WC, Office/Playroom/Occasional Bedroom, Utility Area, First Floor, Lounge with Media Wall and Two Sets of Double Doors to Large Balcony with Superb Views, Fully Fitted Kitchen/Dining Room, Second Floor, Bedroom One with En-Suite Shower Room, Two further Bedrooms and Bathroom. Outside there is a Double Driveway, Larger Than Average Integral Garage, Private Rear Lawn Garden.





LOCATION

Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping. Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities. Additionally, Southwell has good transportation links, making it easy to explore the surrounding area and beyond.

ACCOMMODATION

ENTRANCE/BOOT ROOM

8' 11" x 7' 3" (2.72m x 2.21m) Composite glazed panelled door gives access to entrance hall/boot room, one exposed brick wall, additional power points added, oak door leading to entrance hall, LVT flooring, stairs off to first floor landing and radiator.

ENTRANCE INNER HALLWAY

17' 3" x 6' 7" (5.26m x 2.01m) Spacious L-shaped hall with doors leading off to garage, ground floor WC and home office/playroom.



CLOAKROOM/WC

With LVT flooring, pedestal wash hand basin with waterfall taps, low level WC and radiator.

OFFICE/PLAYROOM/OCCASIONAL BEDROOM

9' 8" x 11' 9" (2.95m x 3.58m) A multi-functional room which is currently used as a cinema room/sport room, LVT flooring, radiator and access to the utility room.

UTILITY ROOM

9' 8" x 5' 3" (2.95m x 1.6m) With a range of base units, work surface over, inset stainless steel single drainer sink unit, LVT flooring, fridge freezer and washing machine spaces and additional wall mounted cupboards.

FIRST FLOOR LANDING

With Hive central heating control panel, stairs off to the second floor accommodation, radiator and doors off to the lounge and the kitchen/dining room.



LOUNGE

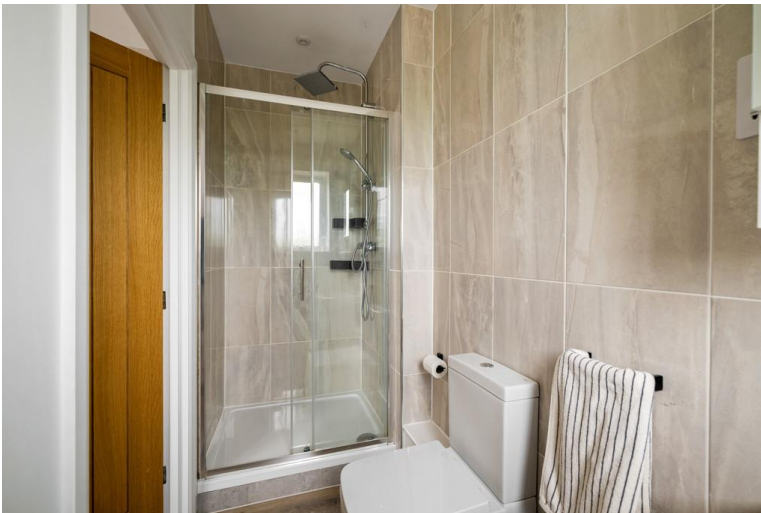
10' 5" x 17' 5" (3.18m x 5.31m) With two sets of UPVC double glazed French doors to the front balcony, feature media wall including shelving, in-built stone effect electric fire, radiator. The double glazed French doors lead to the balcony.

BALCONY

With an easterly aspect ideal for morning tea/coffee or al fresco dining with superb far reaching views, external lighting, composite decking and totally enclosed within a wrought iron railing/brick wall surround.

KITCHEN/DINING ROOM

9' 7" x 17' 5" (2.92m x 5.31m) Modern fully fitted kitchen comprising of a range of Shaker-style wall and floor mounted units, rolltop work surfaces, inset stainless steel single drainer sink unit, coffee/breakfast bar, integrated 70/30 fridge freezer, integrated AEG oven, integrated Lamona dishwasher, inset hob with extractor over, radiator and double glazed window to the rear elevation and double glazed Bi-fold doors leading to the rear garden and patio area.



SECOND FLOOR LANDING

With access to roof space and doors off to the bedrooms.

BEDROOM 1

9' 6" x 13' 2" (2.9m x 4.01m) With double glazed window to the rear elevation, offering views over open countryside to the rear, radiator and door off to the en-suite.

EN-SUITE SHOWER ROOM

9' 6" x 3' 11" (2.9m x 1.19m) Comprising of shower cubicle with drench head and hand held shower unit, wash hand basin, low level WC, LVT flooring, heated towel rail and half tiled walls.

BEDROOM 2

10' 5" x 9' (3.18m x 2.74m) With double glazed window to the front elevation and radiator.

BEDROOM 3

10' 5" x 8' 1" (3.18m x 2.46m) Currently used as a dressing room with a range of fitted wardrobes with shelving, double glazed window to the front elevation and radiator.





BATHROOM

6' 3" x 5' 8" (1.91m x 1.73m) Comprising of fitted three piece suite including panelled bath with integral shower attachment, side screen, low level WC and wash hand basin with waterfall taps, shaver point, heated towel rail and half tiled surround.

FRONT

With off-road parking which has been gravelled to allow parking for two vehicles, the driveway leads to the single garage.

GARAGE

19' 8" x 9' 10" (5.99m x 3m) With up-and-over door, Ideal central heating boiler, Mercury alarm control box and OHME electric car charging point with door returning to the entrance hall.

SIDE

To the side of the property, steps lead from the driveway to the totally enclosed rear lawned garden.

REAR

Mainly lawned, paved patio area, totally enclosed and external light.

NOTE

Annual Service Charge Amount - £330.00

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood DC).

TENURE - Freehold.

BROADBAND - Check the broadband available for this

property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

SELLING YOUR HOME – HOW TO GO ABOUT IT

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<https://www.mundys.net/referral/>

BUYING YOUR HOME

An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 55601 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

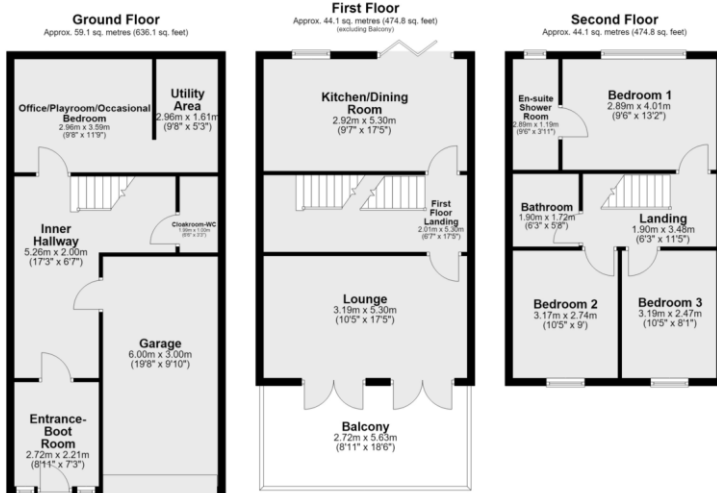
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 147.3 sq. metres (1585.7 sq. feet)

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Plan produced using PlanUp.

46 Middle Gate
Newark
NG24 1AL

22 King Street
Southwell
NG25 0EN

29 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.