



11 Warrands Close

Southwell, NG25 0NT



Book a Viewing

£395,000

Offered with No Upward Chain . Well appointed Detached House situated in a quiet cul de sac location on the outskirts of Southwell. The accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Cloakroom. First Floor, Four Bedrooms and Bathroom. Off-road parking and double garage to the front elevation with further lawned area with flower bed on the opposite side of the road. Rear enclosed easily maintained private 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 HALL

With double glazed door, double glazed front window gives access to the entrance hall, staircase off to the first floor landing and radiator.

LOUNGE

21' 6" x 12' 8" (6.55m x 3.86m) With two double glazed windows to the front elevation, double glazed sliding patio doors to the rear garden and feature fireplace with Cornish slate hearth and brick surround.





DINING ROOM

10' 8" x 9' (3.25m x 2.74m) With double glazed window to the front elevation and radiator.

KITCHEN/BREAKFAST ROOM

12' 0" x 10' 4" (3.66m x 3.15m) With a range of wall and floor mounted cupboards and drawers, rolltop work surface with inset sink unit, integrated fridge freezer, breakfast bar, electric oven and microwave, inset hob with extractor over, two double glazed windows to the rear elevation, plumbing for washing machine and double glazed panelled door to the side elevation.

CLOAKROOM/WC

Comprising low level WC, vanity wash hand basin, splash tiling and double glazed opaque window to the rear elevation.



FIRST FLOOR LANDING

With access to the roof space, airing cupboard with shelving and housing Worcester central heating boiler.

BEDROOM 1

12' 10" x 12' 10" (3.91m x 3.91m) With fitted double wardrobe, two double glazed windows to the front elevation and radiator.

BEDROOM 2

12' 10" x 12' 2" (3.91m x 3.71m) With two double glazed windows to the front elevation, fitted wardrobes, over stairs storage cupboard, range of bedside drawers and radiator.



BEDROOM 3

9' 9" x 8' 5" (2.97m x 2.57m) With double glazed window to the rear elevation and radiator.

BEDROOM 4

9' 2" x 8' 5" (2.79m x 2.57m) With double glazed window to the rear elevation, corner cupboard and radiator.

BATHROOM

8' 10" x 5' 5" (2.69m x 0m) Comprising of panelled bath with shower attachment over, low level WC, wash hand basin with vanity storage, double glazed window to the rear elevation, fully tiled surround and radiator.

OUTSIDE

To the front of the property there is off-road parking, ample Tarmac driveway which in turn gives access to the double garage. The property also benefits from an additional lawned garden with flower/shrub borders and beds which is situated on the opposite side of Warrands Close. There is side gated access leading to the totally enclosed and private rear garden, which is easily maintained being mainly paved and with gravelled area and outside tap.

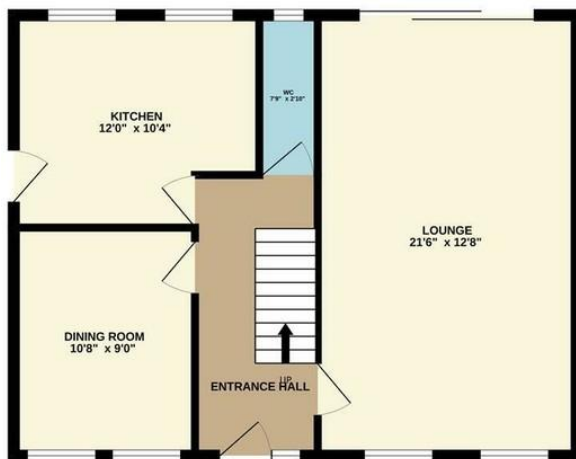
DOUBLE GARAGE

With two up-and-over doors, light and power, glazed panelled window to the side and ample eases storage space.

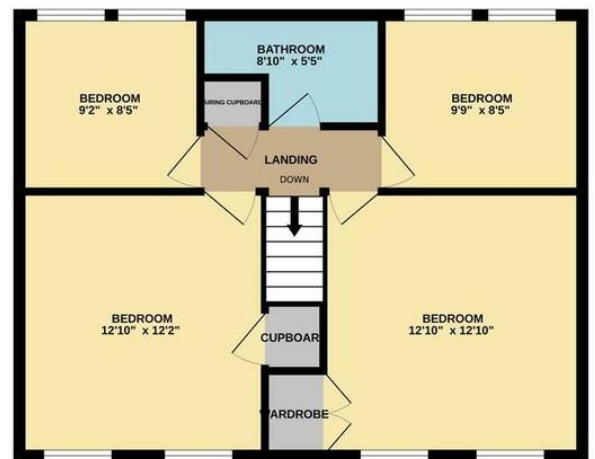




GROUND FLOOR
589 sq.ft. approx.



1ST FLOOR
589 sq.ft. approx.



TOTAL FLOOR AREA: 1178 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E (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

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

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

BUYING YOUR HOME

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 are for the vendors (Lessors) for whom they act as Agents given to the best of their knowledge.

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 whatsoever 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.

Regulated by RICS, Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

46 Middle Gate
Newark
NG24 1AL

newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN

southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS

info@mundys.net
01522 510044

22 Queen Street
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

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.