

32 HALLOUGHTON ROAD
SOUTHWELL NOTTINGHAMSHIRE NG25 0LR



Land & Estate Agents
Property Consultants



The Country Property Specialists
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32 HALLOUGHTON ROAD

A capably extended four bedroom detached house with a wonderful south facing garden, in a pleasant 'non estate' setting on Halloughton Road, conveniently located within walking distance of the Minster School complex, Westgate and the centre of Southwell itself, offering a first-class family home with an excellent range of accommodation, including in particular a flexible ground floor layout.

SOUTHWELL

Southwell is a thriving Minster town between the main centres of Nottingham and Newark on Trent, having an extensive range of town centre amenities and professional services grouped principally on Queen Street and King Street, leading through the Market Place to Burgage Green.

Southwell schooling is of a renowned standard across the age ranges and the town offers an extensive range of sporting and cultural activities – together with an active sports centre and recently reopened swimming pool.

Newark on Trent, a larger historic market town, offers a more extensive range of amenities, professional services, restaurants and leisure activities.

Fast East Coast Main Line Rail Service

From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

MILEAGES:

NEWARK - 8 miles
 NOTTINGHAM - 14 miles
 MANSFIELD - 12 miles
 LINCOLN - 24 miles
 EMA - 30 miles
 LEICESTER - 35 miles

PRICE GUIDE: £520,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Entrance Porch

Sealed unit double glazed entrance door. Quarry tiled floor finish. Original oak entrance door with leaded bullseye glass detailing connecting to:

Entrance Hall

Original staircase rising to first floor landing - storage capacity beneath. Sealed unit double glazed picture window to front aspect.

Cloakroom/WC

Fitted low flush wc and wall mounted wash hand basin.

Main Sitting Room

5.15m x 3.00m (16'9" x 9'9")

A pleasing through room with aspects to the front and rear, the latter through full room breadth sliding patio doors affording an attractive south garden aspect and opening on to an expansive flagstone terrace offering a lovely private sun trap. Original arched profile briquette fireplace and brick dressed Ruabon tiled hearth.

Sealed unit double glazed window to front aspect.

Coved ceiling.

Central Family Room/Dining Room (L-shaped)

5.20m x 4.45m (17'0" x 14'6")

Created by connecting the original kitchen and dining room together with a small garden room extension, to provide a spacious, versatile room overlooking the south garden. Coved ceiling. Sealed unit double glazed window to garden room projection and further sealed unit double glazed picture, serving to create good natural lighting.

Fitted Kitchen

5.10m x 2.75m (16'9" x 9'0")

Comprehensive range of light oak cabinets with ceramic dressed steel furnishings fitted in a main U-shaped formation complimented by dark grey roll edge Formica counter tops, extending to a useful breakfast bar at the far end. Integrated appliances comprise a Whirlpool four ring gas hob with extraction canopy above and a Whirlpool double oven/grill. Plumbing for automatic dishwasher. Single drainer stainless steel sink unit. Sealed unit double glazed window to front aspect.

Rear Utility/Porch

Wall mounted Ideal gas fired boiler unit serving domestic hot water and central heating systems. Single drainer stainless steel sink unit. Plumbing for automatic washing machine. Sealed unit double glazed window. Sealed unit double glazed doorway connecting to rear garden terrace.

Garden Sitting Room

3.05m x 2.75m (10'0" x 9'0")

Sliding sealed unit double glazed patio doors connected to rear garden terrace. Sealed unit double glazed picture window.



FIRST FLOOR

Landing

Enclosed airing cupboard – fitted lagged hot water cylinder.

Rear En Suite Bedroom

3.50m x 3.30m (11'6" x 10'9")

Replacement sealed unit double glazed window to rear south garden aspect.

En Suite Bathroom

Fitted traditional white suite comprising a panelled bath, chrome mixer tap/hand shower, pedestal wash hand basin and a low flush wc. Translucent sealed unit double glazed window.

Middle Bedroom Two

4.00m x 3.10m (13'0" x 10'3")

Two replacement sealed unit double glazed windows, one to the rear south garden aspect. Built in double wardrobe closet.

Rear Bedroom Three

3.50m x 2.45m (11'6" x 8'0")

Replacement sealed unit double glazed window to rear south garden aspect. Built in double wardrobe closet.

Study/Front Bedroom Four

2.85m x 1.95m (9'3" x 6'3")

Replacement sealed unit double glazed window.

House Shower Room

Large full width shower, fitted thermostatically controlled Mira Sport shower installation with glass screen enclosure, pedestal wash hand basin and a low flush wc. Chrome ladder towel rail. Translucent sealed unit double glazed window.



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GARDENS AND GARAGE

A particular feature of the sale is the deep south facing sheltered rear garden which has matured nicely over the years to provide a private garden with dense shrubbery beds and borders complementing level shaped lawns.

A productive James Grieve cooking apple stands at the far end of the garden and offers dappled shade on hot sunny days.

Timber Summerhouse

Attached Single Garage

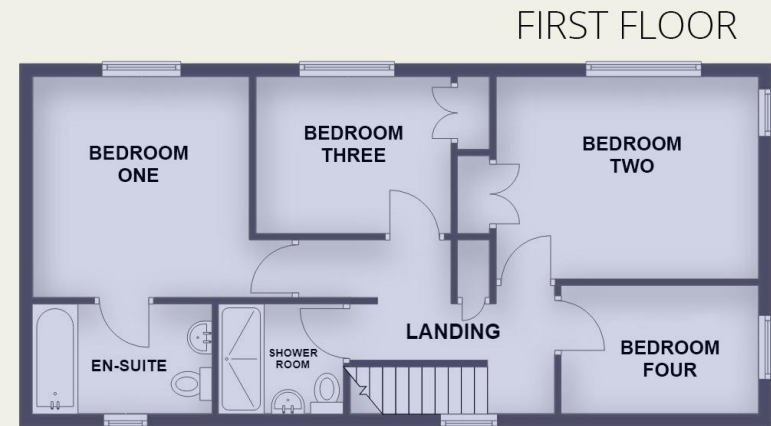
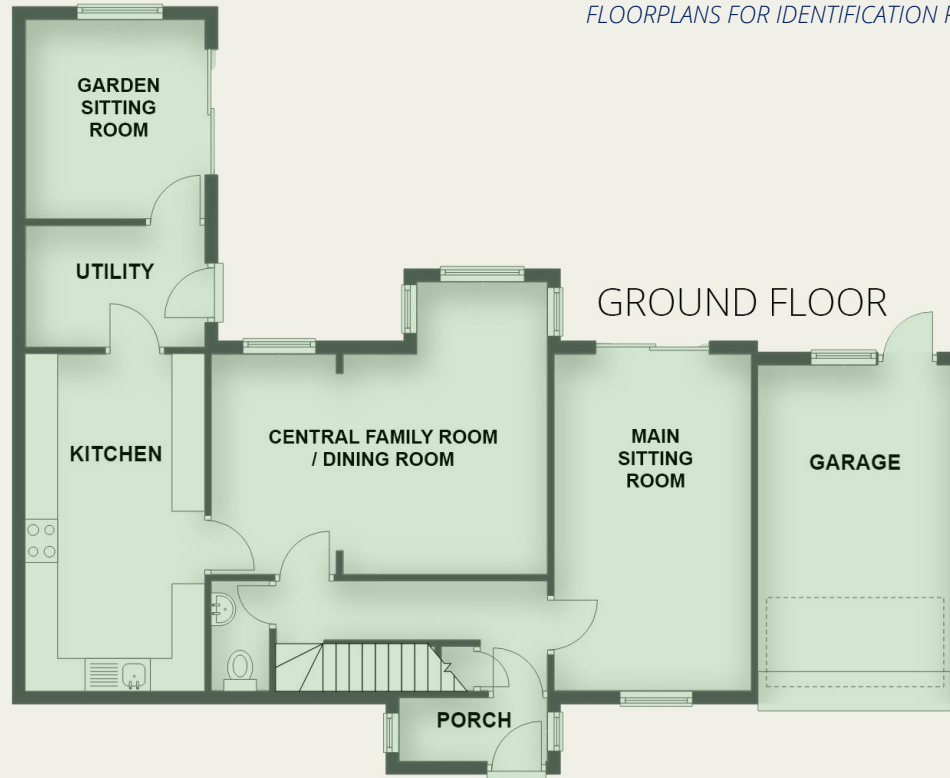
Offering useful general-purpose storage.

The front block paved driveway provides excellent off-road hard standing space with an in and out access enabling ease of vehicular movement.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

All main services are available. Gas central heating circulating to radiators. Replacement sealed unit double glazing.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Environmental Considerations – Flooding

This Government supplied information informs the flood risk of the land around the property, not the building itself. The risk of flooding is identified as very low for rivers and sea and very low for surface water. <https://check-long-term-flood-risk.service.gov.uk/postcode>

We understand the property has not flooded in the last 5 years.

Available Broadband

Basic 15 Mbps / Superfast 47 Mbps
Ultrafast 10000 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ✓ Vodafone - ✓

EE - ✓ Three - ✓

✓ = Good ● = Variable ✗ = Poor

TENURE

We understand the property is freehold and will be offered with vacant possession upon completion.

LOCAL AUTHORITY *Council Tax Band F*

Newark & Sherwood District Council
Castle House, Great North Road, Newark on Trent,
Nottinghamshire NG24 1BY
www.newark-sherwooddc.gov.uk
Tel: 01636 650 000

VIEWING ARRANGEMENTS

If you are interested in 32 Halloughton Road and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATING - D

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
 Ref No: 5190-7539-0522-1228-3023

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

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