



5 Easthorpe, Southwell, NG25 0HY

£280,000

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 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Mid Terraced Cottage
- Two Generous Reception Rooms
- Modern Kitchen with Range Cooker
- Two Double Bedrooms
- Good Sized Rear Garden
- No Chain
- Attractive Period Fireplace
- Useful Home Office
- Two En-suites and a Dressing Room
- Viewing Highly Recommended

A fantastic opportunity to purchase this gorgeous mid-terraced cottage, offered for sale with the advantage of no upward chain and occupying a convenient location in the heart of this well-regarded area.

An entrance porch leads into a delightful lounge, complete with a striking period open fireplace, while a separate dining room with stairs rising to the first floor provides an ideal space for entertaining. The stylish, modern fitted kitchen comes complete with a range cooker, and is complemented by a versatile home office with French doors opening onto the rear courtyard garden.

To the first floor are two generous double bedrooms, both boasting en-suite facilities. The principal bedroom further benefits from a superb walk-through dressing room.

Externally, the property enjoys a charming courtyard garden immediately to the rear, leading to a larger, private garden area beyond - perfect for relaxing or outdoor entertaining.

Early viewing is highly recommended to fully appreciate the character and space this attractive home has to offer.

### ACCOMMODATION

A uPVC double glazed door leads into an entrance porch.

### ENTRANCE PORCH

With engineered oak flooring and a door into the lounge.

### LOUNGE

A well-proportioned reception room with engineered oak flooring, two contemporary style vertical central heating radiators, a uPVC double glazed sliding sash window to the front aspect, a cupboard built into the alcove and housing the electricity meter and consumer unit. There is a further built-in cupboard for storage and a period open fire with decorative tiled slips and tiled hearth provides an attractive focal point. Double doors lead into the dining room.

### DINING ROOM

With engineered oak flooring, a contemporary style vertical central heating radiator, stairs rising to the first floor, a uPVC double glazed sliding sash window to the rear aspect and a door into the kitchen.

### KITCHEN

Fitted with a range of high gloss fronted base and wall cabinets with cupboards and drawers, granite worktops and upstands, an inset stainless steel single drainer sink with mixer tap and space for appliances including plumbing for a washing machine, plumbing for a dishwasher and a gas cooker point. There is an integrated fridge freezer. A range style gas cooker with seven burner gas hob and chimney extractor hood over is included in the sale. Tiled flooring, a contemporary style vertical radiator in white, two uPVC double glazed windows and a uPVC double glazed door to the side aspect and a door into the home office.

### HOME OFFICE

A useful space at the rear of the property with spotlights to the ceiling, uPVC double glazed French doors leading to the outside and a vertical contemporary style central heating radiator.

### FIRST FLOOR LANDING

Having a central heating radiator and access to the loft hatch with a built-in ladder to a boarded attic space with mains lighting and housing the boiler.

### BEDROOM ONE

With stripped wooden floorboards, a central heating radiator, a uPVC double glazed sliding sash window to the rear aspect, a useful built-in cupboard with shelving for storage and steps leading down into a dressing room.

### DRESSING ROOM

With spotlights to the ceiling and a uPVC double glazed window to the side aspect plus a door into the en-suite bathroom.

### EN-SUITE BATHROOM

A three piece bathroom fitted in white with a pedestal wash basin with hot and cold taps and a dual flush toilet. There is a panel sided bath with mixer tap and shower attachment plus glazed shower screen. There is tiling for splashbacks, a chrome towel radiator, extractor fan and spotlights to the ceiling and an electric shaver point.

### BEDROOM TWO

A double bedroom with stripped wooden floorboards, a central heating radiator, a uPVC double glazed sliding sash window to the front aspect and a feature fireplace with decorative period surround. There is a built-in wardrobe with hanging rail and shelving plus a door into the en-suite shower room.

### EN-SUITE SHOWER ROOM

Fitted in white with a pedestal wash basin with hot and cold taps and a dual flush toilet. There is a shower enclosure with a Triton electric shower and glazed shower screen plus tiling for splashbacks. Tiled flooring, extractor fan, spotlights to the ceiling, electric shaver point and a chrome towel radiator.

### GARDENS

A wrought iron gate gives access to a small walled frontage with a pea gravel bed and block

paved pathway leading to the front door. To the rear is a walled courtyard-style garden immediately off the property with block paved flooring, then a timber pedestrian gate leading via a shared access walkway to the private rear garden with artificial grass and enclosed with a combination of hedgerows and timber panelled fencing, with an established Bramley apple tree."

### **COUNCIL TAX**

The property is registered as council tax band C.

### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

### **ADDITIONAL INFORMATION**

Historic flooding occurred in July 2013. The property is located in a Conservation Area.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

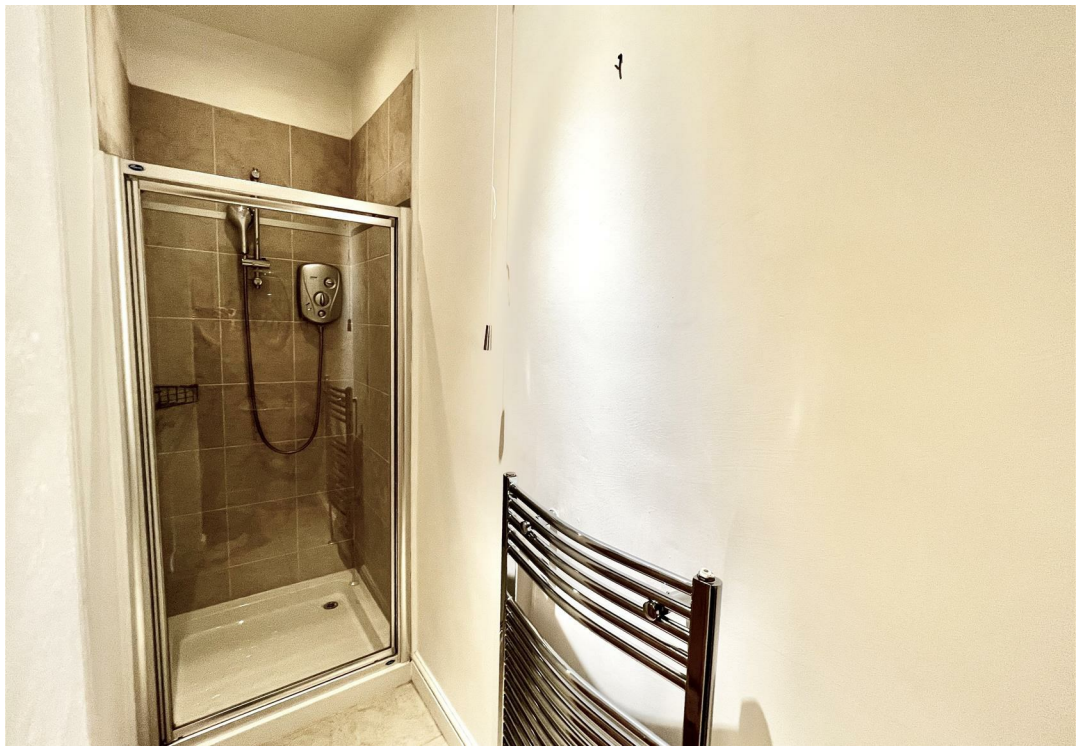
<https://www.gov.uk/search-register-planning-decisions>



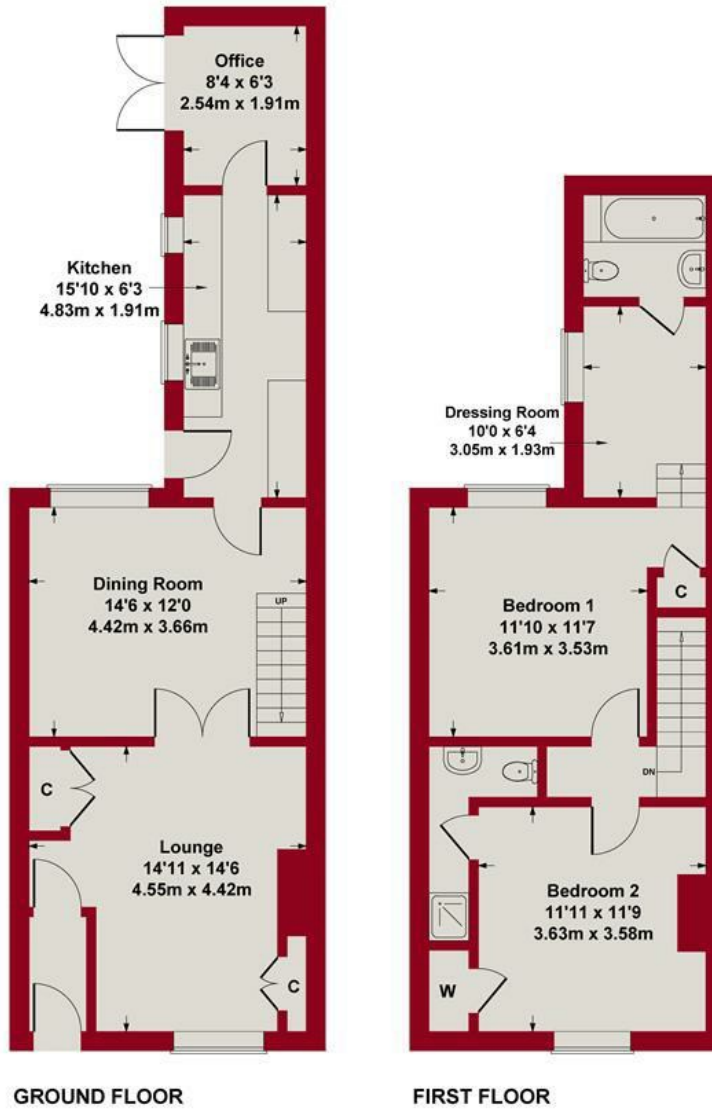








**Approximate Gross Internal Area**  
**1061 sq ft - 99 sq m**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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