



43 Kirklington Road, Southwell, NG25 0AT

£375,000

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 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Chalet Style Home
- Superb Scope to Personalise
- Ground Floor Bathroom and W/C
- Two First Floor Double Bedrooms
- Driveway & Garage
- Requiring Cosmetic Updating
- Spacious Lounge/Diner | Kitchen
- Ground Floor Third Bedroom
- Mature Corner Plot
- No Upward Chain

This attractive detached chalet-style home is offered to the market with the added benefit of no onward chain and occupies a prominent corner plot, providing generous and versatile accommodation with excellent potential throughout.

Requiring cosmetic updating, the property offers superb scope for buyers to modernise and personalise to their own taste and specification.

The accommodation briefly comprises an entrance hall, a spacious lounge/diner with French doors opening onto the rear garden, and a kitchen overlooking the front garden. The ground floor also benefits from a third bedroom, a bathroom, and a separate WC - ideal for flexible family living or those seeking ground floor accommodation.

To the first floor are two well-proportioned double bedrooms.

Externally, the property sits proudly on a prominent corner plot with driveway parking for several vehicles leading to the garage. There are mature gardens to the front, side, and rear, with the rear garden enjoying a highly desirable south-westerly aspect.

A fantastic opportunity to acquire a detached home with great potential in a sought-after position. Viewing is highly recommended for those looking to update and adapt a property to create their ideal home.

### ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance hall, which features a central heating radiator, stairs rising to the first floor, and doors providing access to the ground floor accommodation.

### KITCHEN

The kitchen is fitted with a range of base and wall cabinets with worktops and tiled splashbacks. There is an inset stainless steel single drainer sink with mixer tap, space for appliances, an electric cooker point with extractor hood over, and plumbing for a washing machine. The kitchen also benefits from a central heating radiator, a uPVC double glazed window to the front aspect, a uPVC double glazed door to the side, and a serving hatch through to the lounge/diner.

### LOUNGE DINER

The lounge/dining room is a spacious dual aspect reception room featuring two central

heating radiators, a uPVC double glazed window to the side aspect, and uPVC double glazed French doors with side window opening onto the rear garden. A gas fire provides a focal point to the room.

### BEDROOM THREE

Located on the ground floor, is a versatile room suitable for use as a bedroom, dining room, or additional reception room. It includes a central heating radiator and a uPVC double glazed window overlooking the rear garden.

### GROUND FLOOR BATHROOM

The ground floor bathroom is fitted with a cast iron bath with mixer tap and shower attachment, a vanity wash basin with mixer tap, tiled splashback walls, a central heating radiator, and a uPVC double glazed obscured window to the front aspect.

### GROUND FLOOR W/C

Fitted with a low level w/c, extractor fan, and uPVC double glazed obscured window to the side aspect.

### FIRST FLOOR LANDING

To the first floor, the landing provides access to the bedrooms and an airing cupboard housing the hot water cylinder with shelving.

### BEDROOM ONE

A double bedroom with a central heating radiator, uPVC double glazed window to the rear aspect, and a built-in double wardrobe with shelving and hanging rail.

### BEDROOM TWO

Also a double bedroom with a central heating radiator, uPVC double glazed window to the front aspect, and access to the eaves and loft space.

### GARDENS

The property occupies a mature corner plot. To the front, a lawned garden sets the property back from the road, with gated side access leading to the rear. The rear garden is fully enclosed and features a paved patio seating area, lawn, and an attractive selection of mature shrubs and trees. In addition, there is further land to the side of the plot believed to belong to the property. This area is not enclosed and is mainly lawned, with established trees and planting. The Maple Tree to the southern boundary is subject to a Tree Preservation Order.

### DRIVEWAY AND GARAGE

A single width driveway provides parking for at least three vehicles and leads to the attached garage, which has a metal up-and-over door and a courtesy door to the rear.

### COUNCIL TAX

The property is registered as council tax band D.

### VIEWINGS

By appointment with Richard Watkinson & Partners.

### ADDITIONAL INFORMATION

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>

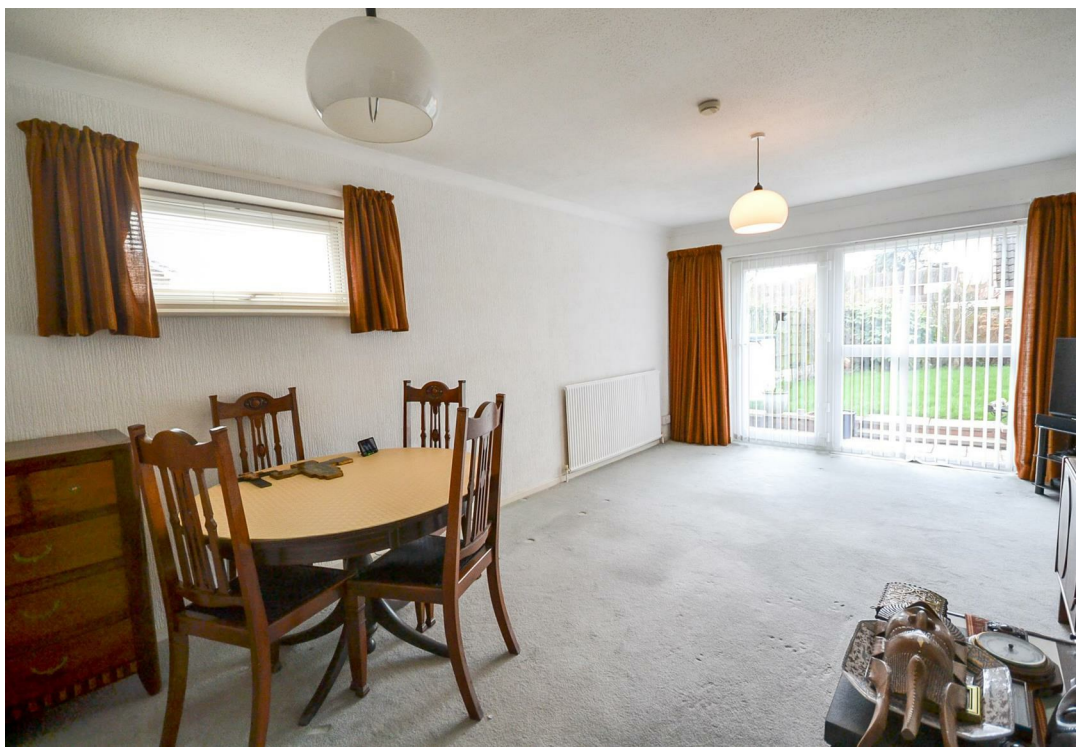
School Ofsted reports:-

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

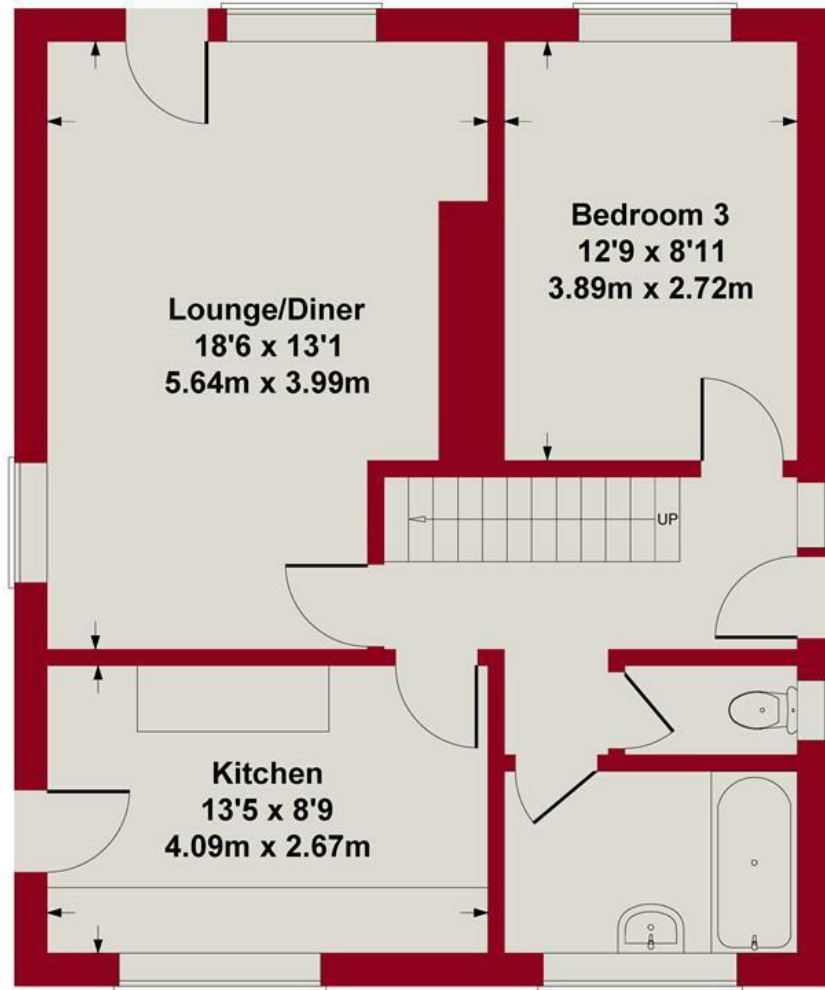
Planning applications:-

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

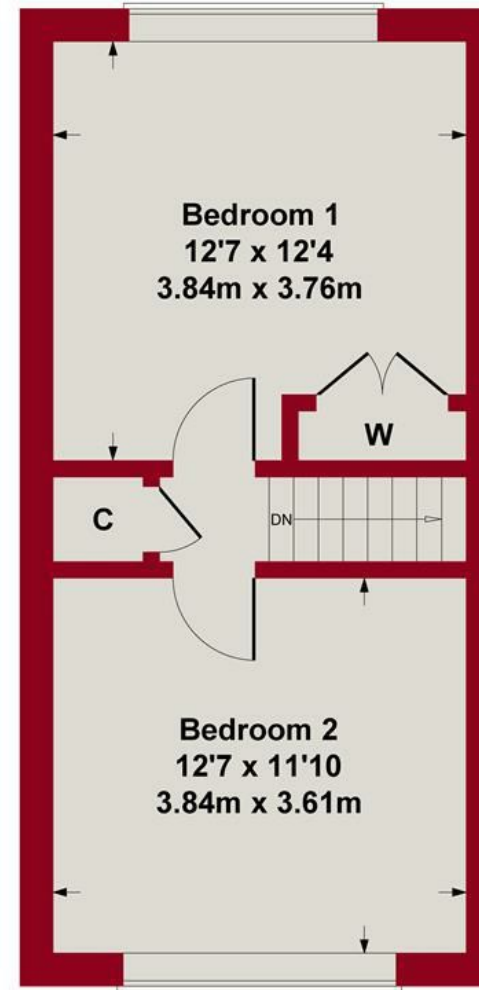




Approximate Gross Internal Area  
983 sq ft - 91 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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