



7 Westhorpe, Southwell, NG25 0ND

£580,000

Situated in the prime residential location of Westhorpe this spacious and well appointed detached property sits on a private landscaped plot on the outskirts of Southwell, with the facilities and amenities of town being a short walk away or bus journey with bus stop opposite. Holy Trinity, Lowes Wong and The Minster School are all within ½ mile so this really is the ideal Family Home which offers accommodation including Entrance Hall, Lounge, Dining Room, Family Room, Breakfast Kitchen, Cloakroom and a First Floor giving access to the master Bedroom with En-suite, four further Bedrooms, Study/Bedroom and family Bathroom. Outside, landscaped gardens to front and rear with the front garden offering extensive limestone parking for numerous vehicles, raised well stocked flower/shrub borders, single garage which could easily be converted to offer further accommodation if required (subject to planning). The south facing rear landscaped garden has two private slate patios, lawn garden and pergola.





SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

AGENTS NOTE

The Worcester central heating boiler and hot water cylinder with thermostatic controls were fitted in 2022 and the solid Oak doors to the ground floor were new in 2023.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold with vacant possession.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.



ACCOMMODATION

ENTRANCE HALL

New glazed entrance door opens into the spacious hallway with Parquet flooring, radiator, useful understairs storage cupboard, UPVC double glazed window to the side elevation, personal door into the garage and a staircase rising to the first floor.

LOUNGE

4.72m x 4.27m (15'06" x 14'0") Well proportioned reception room with UPVC double glazed bow window to the front elevation, radiator, built-in bookcase shelving, Adam style fireplace with marble insert and hearth housing a coal effect gas fire.



DINING ROOM

3.20m x 3.00m (10'06" x 9'10") With UPVC double glazed French doors opening to the rear garden, radiator and Door to;

KITCHEN

3.56m x 3.23m (11'8 x 10'7") Fitted with a range of wall and base units surmounted by a granite work surface inset with 1½ bowl single drainer sink unit with mixer tap, space for electric cooker with extractor over, integral dishwasher, integral fridge/freezer, tiled floor and splash back tiling to walls, radiator, UPVC double glazed window to the rear elevation and Door to;



UTILITY ROOM

1.63m x 1.45m (5'4 x 4'9") With tiled floor, radiator, plumbing for washing machine and UPVC double glazed door leading to the rear garden.

WC

1.45m x 0.76m (4'9 x 2'6") Fitted with a suite comprising wall mounted wash hand basin and eco-flush WC, tiled floor and a UPVC double glazed obscure window to the side elevation.

FAMILY/PLAY ROOM

3.76m x 2.54m (12'4 x 8'04") A useful third reception room with two UPVC double glazed windows to the side elevations, radiator and recessed bookcase.



FIRST FLOOR LANDING

With an airing cupboard housing the newly installed hot water cylinder with slatted shelving above, a loft hatch giving access to the roof space, one is fully boarded and one is partially boarded, both with drop down ladders and light supplied.

BEDROOM ONE

3.94m x 3.10m (12'11 x 10'2") Generous double bedroom with UPVC double glazed window to the front elevation, radiator and door to;



EN-SUITE SHOWER ROOM

2.46m x 1.02m (8'1" x 3'4") Fitted with a suite comprising pedestal wash hand basin with mixer tap, eco-flush WC and shower enclosure with glazed screen and mains fed shower, tiled floor with underfloor heating, extractor fan, chrome heated towel rail and downlights inset to ceiling.

BEDROOM TWO

3.94m x 3.25m (12'11" x 10'08") South facing double bedroom with UPVC double glazed window to the rear elevation and a radiator.

BEDROOM THREE

3.45m x 2.57m (11'4" x 8'5") Forming part of the extension at the front of the property this dual aspect double bedroom has UPVC double glazed windows to either side, radiator and a useful storage cupboard.

BEDROOM FOUR 3.28m x 2.54m (10'09" x 8'4") Dual aspect, double bedroom with UPVC double glazed windows to the side and rear elevations and a radiator.

BEDROOM FIVE 3.23m x 2.64m (10'07" x 8'08") With UPVC double glazed window to the front elevation, radiator, built-in bed with storage beneath, wardrobe and shelving to the side.



OFFICE/BEDROOM SIX

2.24m x 1.68m (7'4" x 5'6") With UPVC double glazed window to the side elevation, radiator and laminate flooring.

FAMILY BATHROOM

2.59m x 2.16m (8'6" x 7'1") Fitted with a 4 piece suite comprising Jacuzzi oversize bath with handheld shower and central mixer tap, pedestal wash hand basin, eco-flush WC and quadrant shower enclosure with mains fed shower, tiled floor with underfloor heating and tiled walls, chrome heated towel rail, extractor fan, downlights inset to ceiling and two UPVC double glazed obscured windows to the rear elevation.



FRONT GARDEN/GARAGE

The front of the property has been superbly landscaped to provide extensive parking, laid in black Limestone and leads to the integral garage with electrically controlled door with power and light supplied, personal door into the hallway and also housing the modern Worcester central heating boiler. There is also the benefit of external power points and garden lighting.





GARDENS

The property sits on a delightful plot which has been professionally landscaped to include attractive raised beds and well-stocked flower and shrub borders to the front with side access to the rear garden. The secluded rear garden is fully enclosed on all sides, has a Southerly aspect and is beautifully landscaped to include a paved patio seating area in Oyster slate, well-stocked flower and shrub beds and borders, a level lawned area, pergola with climbing plants, wall lights on automatic timers and a Superb log cabin/summer house in Norwegian pine with shingle roof, power, light and double glazing.



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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

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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

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