



1 Nursery End

Southwell, NG25 0BY

£285,000

Modern two-bedroom detached bungalow in a prime residential location offered with no onward chain and within easy walking distance of Southwell town centre and its amenities. Standing on a good sized plot and briefly comprising entrance hall, lounge, fitted kitchen, two good sized bedrooms, shower room and garden room, block paved driveway and garage. UPVC double glazing and gas central heating.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Munds.

LOCATION

DESCRIPTION Modern two-bedroom detached bungalow in a prime residential location offered with no onward chain and within easy walking distance of Southwell town centre and its amenities. Standing on a good sized plot and briefly comprising entrance hall, lounge, fitted kitchen, two good sized bedrooms, shower room and garden room, block paved driveway and garage. UPVc double glazing and gas central heating.

Entrance Hall 2.24m x 1.22m (7'4 x 4) UPVc door to front, wood effect flooring, radiator, central heating boiler



Lounge 4.70m x 3.81m (15'5 x 12'6) UPVc window to front elevation, coal effect gas fire with wooden mantle and tiled hearth. radiator, coved ceiling

Kitchen 3.35m x 2.26m (11'0 x 7'5) Ample range of base and wall units, stainless steel single drainer sink unit, built in oven and microwave, four ring gas hob, space for slimline fridge/freezer and integrated slimline dishwasher. Radiator, UPVc double glazed window and door

Inner Hall Radiator, wood effect laminate floor

Bedroom One 4.04m x 2.97m (13'3 x 9'9) UPVc double glazed window to rear, radiator, coved ceiling

Bedroom Two 2.74m, 2.74m x 2.97m (9'9 x 9'9) UPVc French doors to the rear, radiator, coved ceiling, laminate flooring

Shower Room 1.68m x 1.68m (5'6 x 5'6) Fully tiled walls and flooring, walk in electric shower, wash hand basin, low level wc, heated towel rail, UPVc double glazed window to side, sliding door

Garden Room 5.66m x 2.26m (18'7 x 7'5) UPVc French doors to garden, utility area, door to garage

Garage (17'0 x 8'0) with up and over door

Outside To the front of the property a block paved driveway leads to the attached single garage. A front lawn and side pedestrian gate give access to the fully enclosed/fenced rear garden with paved patio, lawn, shrubs and flower beds



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 mumdys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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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

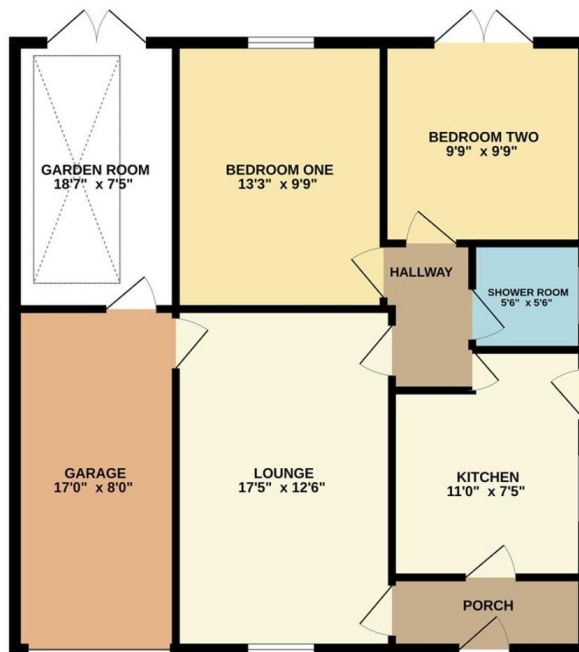
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GROUND FLOOR
860 sq.ft. approx.



TOTAL FLOOR AREA: 860 sq.ft. approx.

26 Kirkgate
Newark
NG24 1AB

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01636 700888

22 King Street
Southwell
NG25 0EN

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Market Rasen
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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 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.