



1 Stenton Close Southwell, NG25 0BJ



Book a Viewing

£440,000

An extended and immaculately presented four-bedroom detached family home offering contemporary and well planned living. The accommodation, which is within walking distance to the town centre, offers entrance hall, ground floor WC, fitted kitchen, open plan lounge/diner, office/playroom, four good size bedrooms and shower room. Outside there is ample block paved parking in front of the property with lawn garden, carport and storage area. The rear garden is lawn with a large rear terrace patio area, flower/shrub borders and fence perimeter.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION - Southwell is a Minster town in Nottinghamshire, close to the towns and cities of Nottingham, Lincoln and Newark. This historic town benefits from a wide range of amenities which include boutique shops, restaurants, doctors, dentists and pharmacies. Southwell also benefits from excellent schooling for all ages. In particular the Minster School a renowned school consistently rated "good/outstanding" by Ofsted. Southwell is ideally situated within the East Midlands and benefits from excellent road and rail links, being close to Newark and its mainline train station Newark Northgate (only 6 miles/20 minutes away) for ease of access into London in approximately 80 minutes.





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ENTRANCE HALL Opaque UPVc double glazed entrance door with glazed side panel. Radiator. Stairs rising to the first floor and doors off.

LOUNGE 18' 10" x 11' 10" (5.74m x 3.61m) Oak effect laminate flooring. Two radiators. T.V point. Downlights inset to ceiling.

DINING ROOM 18' 10" x 10' 02" (5.74m x 3.1m) Oak effect laminate flooring. Two radiators. Two large Velux windows to the rear and UPVc double glazed double doors to the rear garden. Downlights inset to ceiling. Door to;

OFFICE/PLAYROOM 15' 10" x 7' 07" (4.83m x 2.31m) Radiator. Oak effect laminate flooring. UPVc double glazed double doors leading to the rear garden. Downlights inset to ceiling.

KITCHEN 18' 09" x 11' 04" (5.72m x 3.45m) Re-fitted in 2023 with a range of wall and base units surmounted by a white quartz worksurface and back splash with undermounted sink and grooved drainer. Built-in appliances include Zanussi oven and hob with extractor over, combination microwave oven and warming drawer and dishwasher. Space and plumbing for washing machine and space for American style fridge/freezer. Laminate flooring. Radiator. UPVc double glazed door to the side elevation and two UPVc double glazed windows to the front elevation. Window seat storage bench with Oak seat and drawers. Downlights inset to ceiling.

GROUND FLOOR W.C Fitted with a modern suite comprising low flush WC and corner wash hand basin with mixer tap. Tiling to walls and floor. Radiator. UPVc double glazed obscure window to the side elevation.

FIRST FLOOR LANDING UPVc double glazed window to the side. Built-in storage cupboard housing the Baxi combination boiler. Radiator. Doors off.

MASTER BEDROOM 12' 0" x 9' 07" (3.66m x 2.92m) Radiator. UPVc double glazed window to the rear elevation.

BEDROOM TWO 12' 0" x 8' 11" (3.66m x 2.72m) Radiator. UPVc double glazed window to the rear elevation.

BEDROOM THREE 10' 0" x 9' 08" (3.05m x 2.95m) Radiator. Double glazed window to the front elevation.

BEDROOM FOUR 8' 09" x 6' 10" (2.67m x 2.08m) Radiator. Built-in wardrobe. UPVc window to the front elevation.





SHOWER ROOM Fitted with a modern suite comprising glazed shower enclosure with mains fed shower, vanity wash hand basin with mixer tap and concealed cistern WC. Fully tiled walls and flooring. Anthracite towel rail and UPVc double glazed opaque window to the side elevation.

OUTSIDE To the front of the property is a block paved driveway providing parking which leads to the carport at the side of the property which in turn leads to a store area with double doors to the front with power, light and plumbing for washing machine. There is a gravelled area to the side of the driveway and borders containing plants and shrubs. The rear garden is enclosed on all sides with a paved patio area, lawn with a raised decked area and a covered pergola.



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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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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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

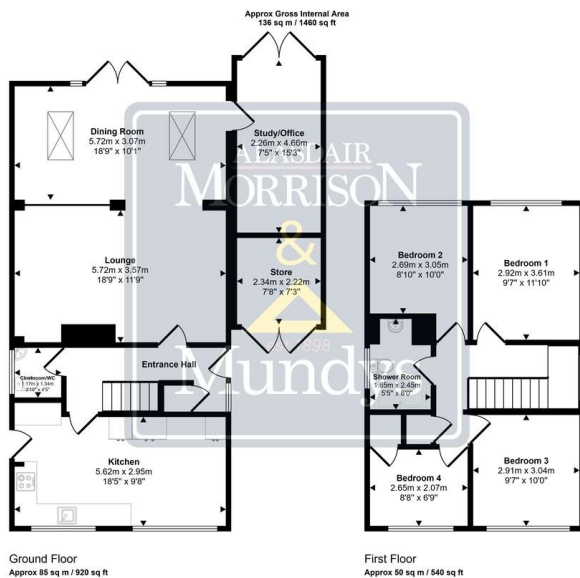
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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<p>26 Kirkgate Newark NG24 1AB newark@amorrison-mundys.net 01636 700888</p>	<p>22 King Street Southwell NG25 0EN southwell@amorrison-mundys.net 01636 813971</p>	<p>29 Silver Street Lincoln LN2 1AS info@mundys.net 01522 510044</p>	<p>22 Queen Steet Market Rasen LN8 3EH info@mundys.net 01673 847487</p>	<p>Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.</p>
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