



25 The Rise
Southwell, NG25 0RZ



Book a Viewing

£440,000

Attractive three storey semi-detached townhouse, with the benefit of air conditioning, occupying a prime plot within this popular modern development. The property offers an excellent level of accommodation over three floors including utility room, office/playroom, cloakroom, dining kitchen, lounge with balcony off, three bedrooms, bathroom and en-suite to master. Single garage, off road parking and lawned garden with far reaching views. Early viewing advised.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundy's.

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.





ENTRANCE LOBBY - 7' 2" x 8' 11" (2.18m x 2.72m) A composite glazed panel door in white with full length UPVc double glazed side panels leads into the entrance lobby. Feature exposed brickwork and Oak glazed panel door opening into the entrance hall.

ENTRANCE HALL - A spacious L-shaped hall with radiator, personnel door into the garage, doors off and stairs rising to the first floor.

OFFICE/PLAYROOM - 11' 7" x 9' 5" (3.53m x 2.87m) Suitable for a range of uses including play area or office, radiator and giving access to the Utility Room.

UTILITY ROOM - 5' 1" x 9' 6" (1.55m x 2.9m) Fitted with a range of base units with worktop over and inset with stainless steel sink and drainer with mixer tap, extractor fan and space and plumbing for washing machine.

CLOAKROOM/WC - Modern white suite including wash hand basin and eco-flush WC and radiator.

FIRST FLOOR LANDING - Stairs rising to the second floor, radiator and doors leading to the Lounge and Dining Kitchen.

LOUNGE - 17' 2" x 10' 4" (5.23m x 3.15m) With UPVc double glazed French doors onto the balcony, wall mounted air conditioning unit, radiator, USB charging points, telephone point and BT open reach point.

BALCONY - Al fresco dining space with views over the surrounding area, privacy screening to the sides and wrought iron railing to the front.

DINING KITCHEN - 17' 2" x 9' 3" (5.23m x 2.82m) Fitted with a modern range of cream fronted woodgrain effect shaker style wall and base units surmounted by a roll edge worktop inset with stainless steel 1 1/2 bowl sink with mixer tap, built-in appliances include fridge/freezer, AEG oven with electric hob and extractor over and dishwasher, radiator, wall mounted air conditioning unit, UPVc double glazed window overlooking the rear garden and double glazed bi-fold doors onto the rear patio and gardens.

SECOND FLOOR LANDING - Loft access and doors leading to three bedrooms and bathroom.

BEDROOM ONE - 12' 11" x 9' 6" (3.94m x 2.9m) With radiator, ceiling fitted air conditioning vents and UPVc double glazed window to the rear elevation with views over adjacent fields.

EN-SUITE SHOWER ROOM - 3' 9" x 9' 5" (1.14m x 2.87m) Fitted with a white suite comprising pedestal wash hand basin, eco-flush WC and mains fed drench head shower and hand held shower with sliding glazed screen, splash back tiling to walls, chrome towel radiator and UPVc double glazed window to the rear elevation.

BEDROOM TWO - 8' 11" x 10' 11" (2.72m x 3.33m) With radiator, ceiling fitted air conditioning vents and UPVc double glazed window to the front elevation.





BEDROOM THREE - 8' 0" x 10' 2" (2.44m x 3.1m) With radiator, ceiling fitted air conditioning vents and UPVC double glazed window to the front elevation.



BATHROOM - 5' 8" x 6' 4" (1.73m x 1.93m) Fitted with a three piece suite comprising panelled bath, shower cubicle with glazed screen, pedestal wash hand basin with waterfall mixer tap and eco-flush WC, chrome towel radiator, electric shaver point and downlights inset to ceiling.

OUTSIDE - A block paved driveway to the front leads to the larger than average garage with up and over door, central heating boiler and personal door to the hallway. The rear garden has a superb plot which is larger than the other plots of this house type and includes external steps at the side leading from the driveway up to the garden at the rear which affords a westerly aspect. Laid to lawn with a paved patio in front of the bi-folds kitchen doors. A shorter flight of steps then leads down to a lower enclosed sunken garden.

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 mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sils & 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.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

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.

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

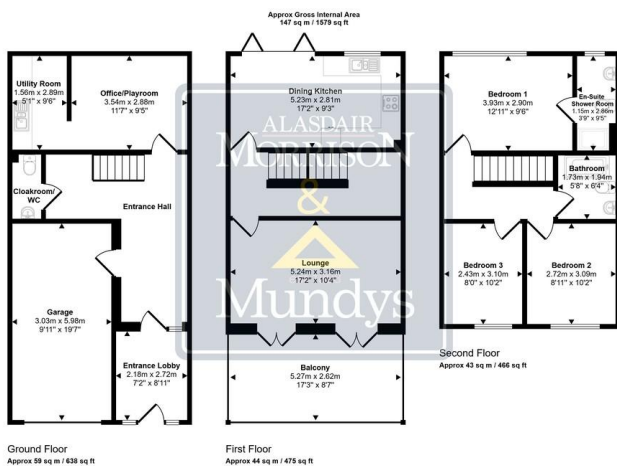
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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 roughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Greeny 300.

26 Kirkgate
Newark
NG24 1AB

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 Steet
Market Rasen
LN8 3EH

info@mundys.net
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.