



**26 Landseer Road**  
Southwell, NG25 0LZ



Book a Viewing

**£247,500**

OFFERED FOR SALE WITH NO ONWARD CHAIN - this semi-detached house located in the much sought after Minster Town of Southwell. In brief, the property offers scope for modernisation and comprises of an Entrance Lobby, bay fronted Living Room with a gas fire suite, Kitchen with Pantry and a Rear Lobby with a door to the side and a downstairs WC. To the First Floor there are two double Bedrooms and a Family Bathroom. This bay fronted house further benefits from gas central heating, uPVC double glazing, gardens to the front and rear and a driveway.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – E**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY - Newark and Sherwood District Council.**

**TENURE - Freehold.**

**VIEWINGS -** By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping. Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities. Additionally, Southwell has good transportation links, making it easy to explore the surrounding area and beyond.





#### ENTRANCE LOBBY

With radiator, stairs to the First Floor Landing and a door to the Living Room.

#### LIVING ROOM

14' 1" (into bay) x 11' 10" (4.29m (into bay) x 3.61m) With uPVC double glazed bay window to the front elevation, picture rail, gas fire suite, radiator and a door to the Kitchen.

#### KITCHEN

11' 9" x 11' 8" (3.58m x 3.56m) Fitted with a range of wall and base units with a work surfaces incorporating a sink unit, space for appliances, radiator, uPVC double glazed windows to the rear elevation, door to the Pantry with shelving and a uPVC double glazed opaque window to the side elevation.

#### REAR LOBBY

With uPVC double glazed opaque door to the side elevation and door to the WC.

#### WC

With low-level WC, radiator and a uPVC double glazed opaque window to the side elevation.

#### FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, access to the loft and doors to two Bedrooms and Bathroom.

#### BATHROOM

7' 6" x 6' 10" (2.29m x 2.08m) Fitted with a three-piece suite comprising bath, low-level WC and pedestal wash hand basin, radiator, uPVC double glazed opaque window to the rear elevation and a built-in cupboard housing the hot water cylinder.

#### BEDROOM ONE

15' 3" (into recess) x 12' 4" (4.65m (into recess) x 3.76m) With uPVC double glazed window to the front elevation, radiator and picture rail.

#### BEDROOM TWO

11' 9" x 7' 9" (3.58m x 2.36m) With uPVC double glazed window to the rear elevation and a radiator.

#### OUTSIDE

To the front is a lawn garden with a driveway to the side. There is garden to the rear with a brick built out house.



#### 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](http://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

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 them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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.

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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

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

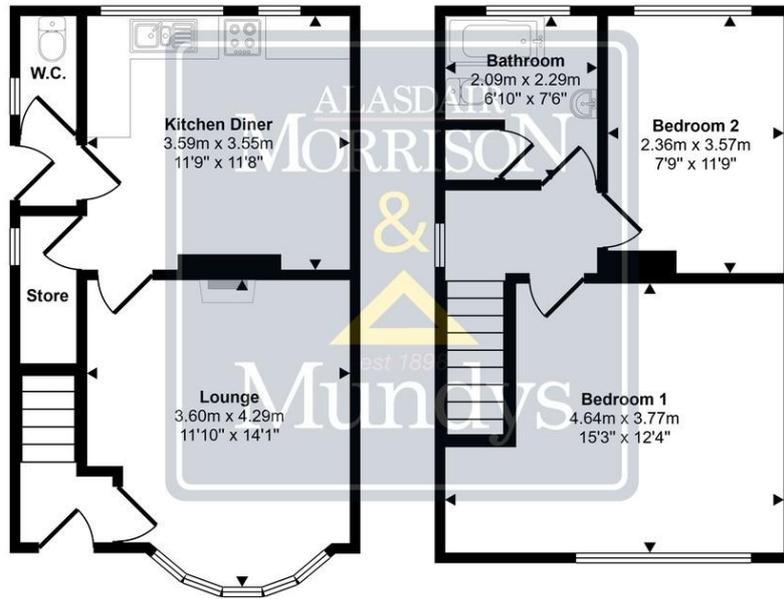
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Approx Gross Internal Area  
70 sq m / 751 sq ft



Ground Floor  
Approx 35 sq m / 378 sq ft

First Floor  
Approx 35 sq m / 373 sq ft

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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