



2 Pinewood Close Southwell, NG25 0DD

**Guide Price
£410,000**

A well appointed detached family home situated in this popular location offering easy access to Southwell Town Centre, Lowes Wong and The Minster School. The accommodation comprises, entrance hall, lounge, dining room, kitchen, utility room and cloakroom. first floor four bedrooms, bathroom and separate shower room. Outside, driveway with lawn front garden and enclosed rear garden and patio area.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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 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.

ACCOMMODATION

With glazed panelled door leading to the:-

ENTRANCE HALL

8' 8" x 5' 9" (2.64m x 1.75m) With staircase rising to the first floor landing and door leading to the Lounge and radiator

LOUNGE

13' 10" x 12' 6" (4.22m x 3.81m) With double glazed window to front elevation and radiator.

DINING ROOM

7' 8" x 8' 9" (2.34m x 2.67m) With double glazed sliding doors leading to the rear garden and vertical radiator.

KITCHEN

11' 3" x 8' 6" (3.43m x 2.59m) Fitted with a range of wall, base units and drawers with work surfaces over and splash-back tiling, Zanussi hob with extractor over, 1 1/2 bowl sink unit and drainer, electric Zanussi double oven, wine fridge, integral fridge freezer and dishwasher, double glazed window to the rear garden and door leading to the Utility Room.

UTILITY ROOM

5' 3" x 5' 6" (1.6m x 1.68m) With glazed panelled door leading to the rear garden, plumbing for a washing machine, further fridge freezer space and a range of wall and base units.

CLOAKROOM

With low level WC, wash hand basin, heated towel rail and double glazed window to the side elevation.





FIRST FLOOR LANDING

With access to roof space and doors leading to four bedrooms and family bathroom.

MASTER BEDROOM

10' 1" x 12' 7" (3.07m x 3.84m) With double glazed window to front elevation, radiator and fitted wardrobes.

BEDROOM 2

10' 2" x 8' 8" (3.1m x 2.64m) With double glazed window to rear elevation and radiator.

BEDROOM 3

9' 0" x 12' 10" (2.74m x 3.91m) With double glazed window to front elevation and radiator.

BEDROOM 4

6' 2" x 7' 1" (1.88m x 2.16m) With double glazed window to front elevation and radiator.



SHOWER ROOM

6' 4" x 5' 7" (1.93m x 1.7m) With double glazed window to rear elevation, suite to comprise of shower cubicle, pedestal wash hand basin and low level WC and heated towel rail.



BATHROOM

8' 0" x 8' 7" (2.44m x 2.62m) With suite to comprise of shower bath with side screen and shower over, low level WC and pedestal wash hand basin, heated towel rail, radiator and double glazed window to rear elevation.



OUTSIDE

To the front of the property there is off road parking which, in turn, gives access to the single garage and a lawned area with flower/shrub borders. There is gated access to the rear enclosed lawned garden with a two patio areas and flower/shrub borders. The property also benefits from an EV Charging Point on the side elevation.



SINGLE GARAGE

With up and over door, light and power.

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

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, J Walter and Calum Lyman 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.

Claverings 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 015 22 55 60 88 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 thoroughly checked.

GENERAL

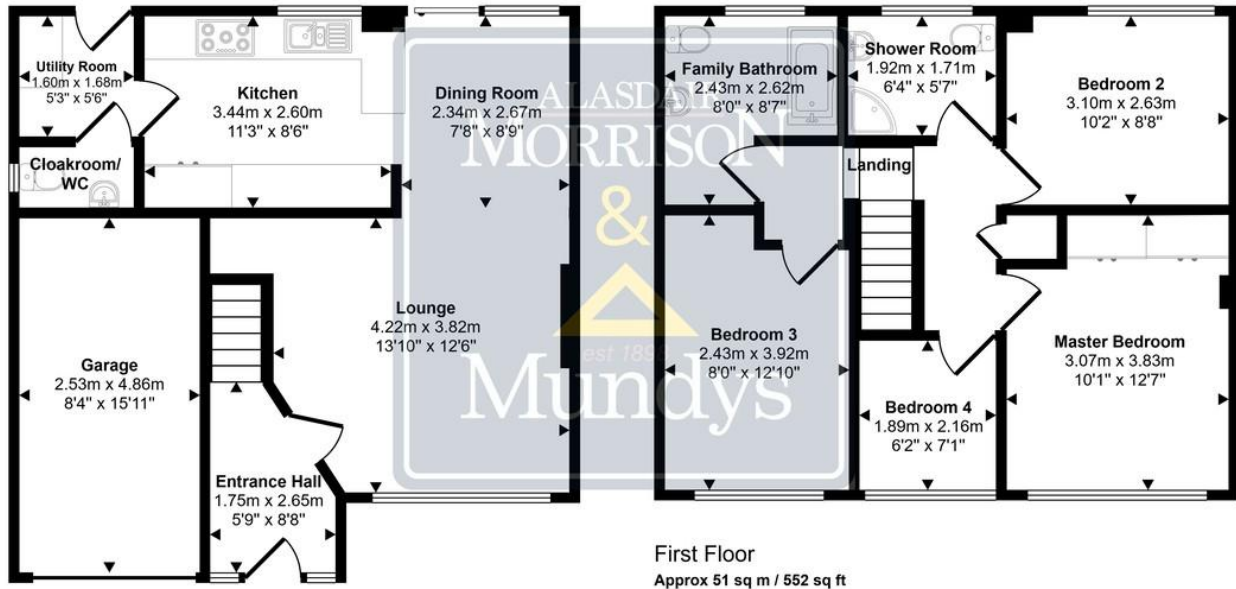
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Approx Gross Internal Area
107 sq m / 1152 sq ft



Ground Floor
Approx 56 sq m / 599 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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