

**57 Springfield Road**  
Southwell, NG25 0BS

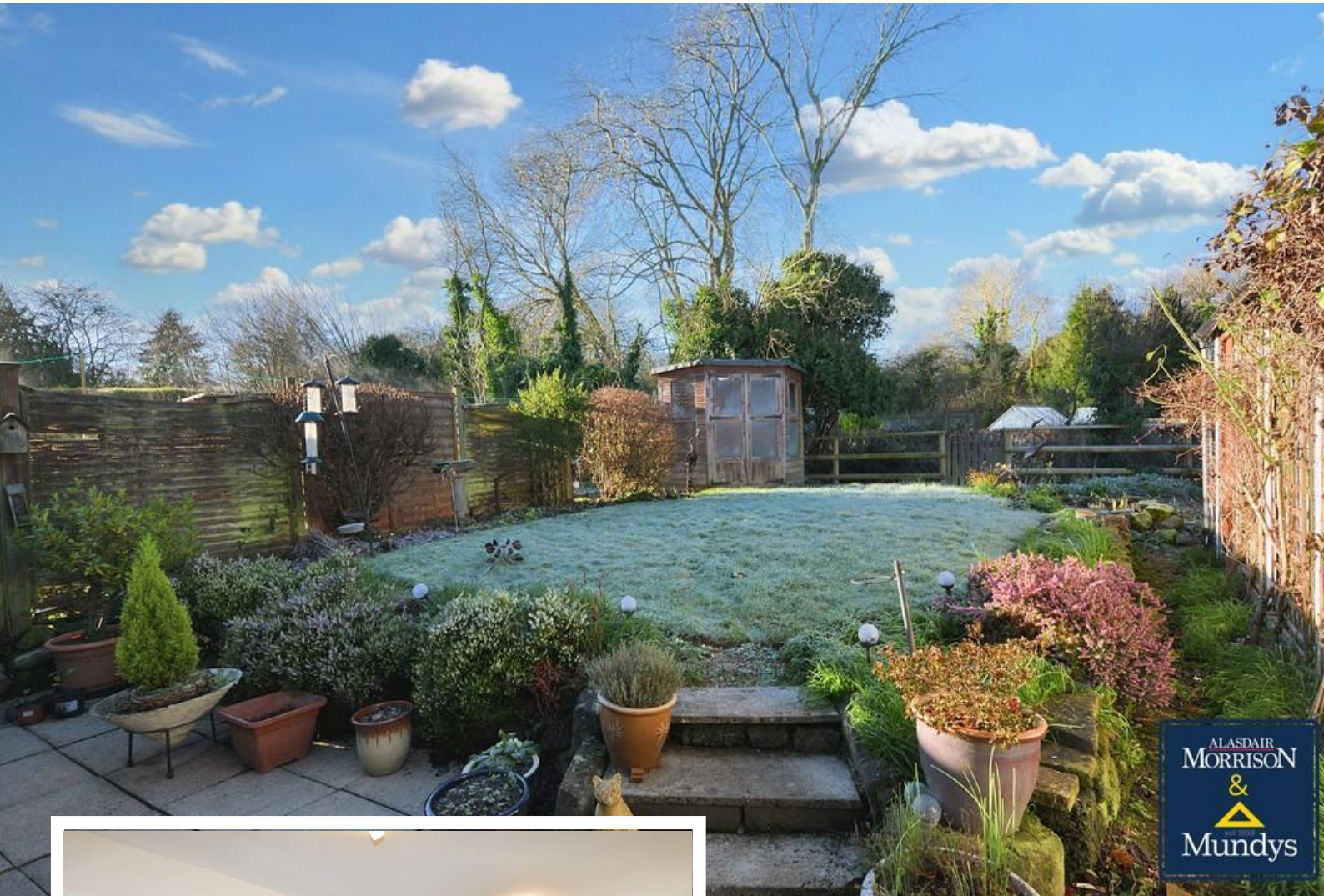


Book a Viewing

**£275,000**

Well appointed and modernised semi-detached bungalow situated in this popular location and offered for sale with NO ONWARD CHAIN. The accommodation briefly comprises of Entrance Hall, Cloaks Cupboard, Lounge, modern fitted Kitchen, two Bedrooms and Shower Room. Outside there is a lawned garden to front and a private rear lawn garden, side driveway and Garage for storage. We highly recommend an early viewing.





**SERVICES**

All mains services available. Gas fired central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – B.**

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

**TENURE** - Freehold.

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

**LOCATION**

Well appointed and modernised semi-detached bungalow 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 HALL

6' 4" x 3' 4" (1.93m x 1.02m) With double glazed door and two double glazed windows to the front elevation, radiator and doors leading to the Lounge, Kitchen and Cloaks Cupboard.

#### CLOAKS CUPBOARD

With double glazed window to front elevation, Eco Compact Central Heating Boiler and electric circuit box.

#### LOUNGE

10' 05" x 18' 04" (3.18m x 5.59m) With fitted display cabinet for TV and offering shelving with display lighting, radiator, double glazed window to front elevation and doors leading to the Entrance Hall and Kitchen.

#### KITCHEN

10' 03" x 14' 3" (3.12m x 4.34m) Fitted with ample wall, base units and drawers with roll top work surfaces over, Cook and Lewis electric hob with extractor fan over, integral fridge freezer, stainless steel single drainer sink unit, Lamona electric oven, plumbing and space for a washing machine, double glazed window and door to side elevation and doors leading to the Entrance Hall and Inner Hallway.



#### INNER HALLWAY

With access to roof space and doors leading to two Bedrooms and Shower Room.

#### BEDROOM ONE

10' 03" x 14' 05" (3.12m x 4.39m) With double glazed double doors leading to the rear garden, radiator and fitted with a range of wardrobes to one wall.

#### BEDROOM TWO

10' 02" x 07' 08" (3.1m x 2.34m) With double glazed window to rear elevation and radiator.



#### SHOWER ROOM

6' 11" x 6' 0" (2.11m x 1.83m) With suite to comprise of Mira shower with glazed enclosure, pedestal wash hand basin and low level WC, heated towel rail, half tiled surround and double glazed window to side elevation.

#### OUTSIDE

There is a lawned garden with flower/shrub borders to the front and a driveway providing off road parking for one/two vehicles and giving access to the gated side access leading to the rear Single Garage.





To the rear of the property there is a lawned area with flower/shrub borders, summer house, outside lighting, flagstone patio area and greenhouse (6ft x 6ft).

### SINGLE GARAGE

FOR STORAGE USE ONLY - with 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](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.

CMH, 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.

Clearings 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 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 thoroughly checked.

#### GENERAL

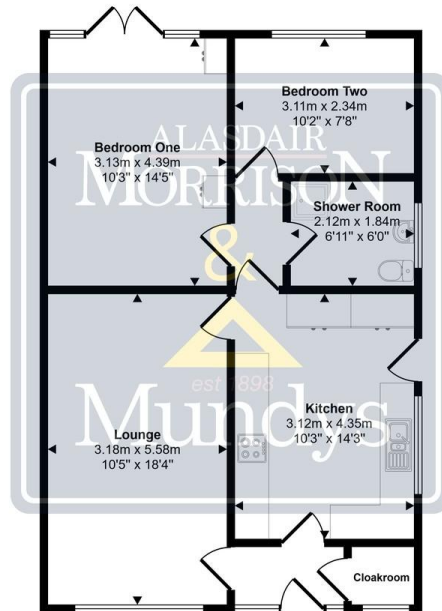
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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Approx Gross Internal Area  
65 sq m / 699 sq ft



Floorplan

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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