



29 Trinity Road
Southwell, NG25 0NW



Book a Viewing

Guide Price
£325,000

Situated on the outskirts of Southwell, on a large plot, this well appointed semi-detached house offers potential for further extension subject to the necessary Planning Permission. The spacious accommodation at present includes, entrance hall, cloakroom, lounge, dining room, breakfast kitchen, dining area and first floor landing leading to three double bedrooms and bathroom. Outside, the large plot offers lawned front garden with side driveway and double garage, rear enclosed lawn garden with patio area. The location offers easy access to open countryside and walks around Southwell, yet easy access into Southwell for the facilities, amenities and well regarded schools in the Town.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B (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

A front entrance door gives access to the entrance hall.

ENTRANCE HALL

7' 11" x 6' (2.41m x 1.83m) With stairs off to the first floor landing and radiator.

CLOAKROOM/WC

With glazed panelled window to side elevation, low level WC, wash hand basin and radiator.

DINING ROOM

11' 6" x 12' 1" (3.51m x 3.68m) With double glazed bay window to front elevation, fire surround with surround and picture rail. Please note that this room is currently used as a bedroom.



LOUNGE

14' 6" x 11' 3" (4.42m x 3.43m) With window to rear elevation, radiator, picture rail and door leading to the open plan breakfast kitchen / dining area.

BREAKFAST KITCHEN

8' 2" x 11' 6" (2.49m x 3.51m) With an electric oven, gas hob and extractor fan over, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel single drainer sink unit inset within the work surface, plumbing and space for a washing machine and dishwasher, spaces for a tumble dryer and fridge freezer, wall mounted concealed gas fired central heating boiler, window to rear elevation and opening to the dining area.

DINING AREA

8' 11" x 11' 1" (2.72m x 3.38m) With double glazed windows to front and rear elevations, double glazed door to rear elevation and radiator.

FIRST FLOOR LANDING

With double glazed window to side elevation and access to roof space.

BEDROOM 1

11' 42" x 11' 4" (4.42m x 3.45m) With window to rear elevation, radiator and recessed wardrobe.

BEDROOM 2

9' 8" x 11' 5" (2.95m x 3.48m) With double glazed window to rear elevation, radiator and recessed wardrobe.

BEDROOM 3

11' 8" x 9' 3" (3.56m x 2.82m) With double glazed window to front elevation and radiator.

BATHROOM

10' 5" x 5' 11" (3.18m x 1.8m) With suite to comprise of panelled bath with shower over and side screen, vanity wash hand basin and low level WC, tiled floor, splash-back tiling, radiator and double glazed window to front elevation.





OUTSIDE

To the front there is a lawned garden with a pathway leading to the front door and a large driveway to the side providing ample off road parking and giving access to the double garage. A side hand gate leads to the rear and totally enclosed rear lawned garden with a private seating area and raised vegetable/fruit beds.

DOUBLE GARAGE

With two up and over doors.

WEBSITE

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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 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 roughly checked.

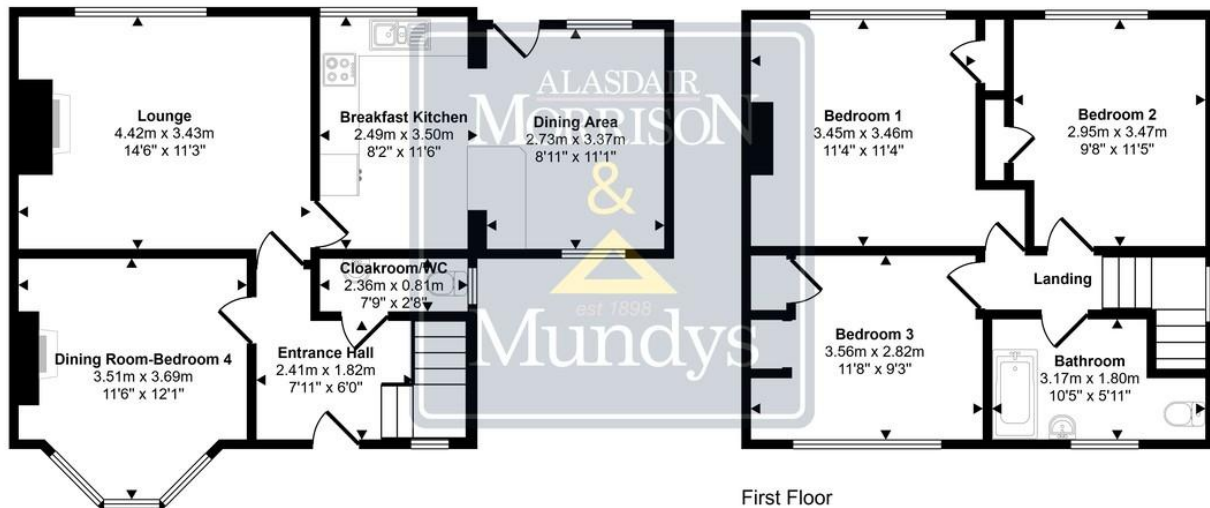
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Approx Gross Internal Area
101 sq m / 1084 sq ft



Ground Floor
Approx 56 sq m / 606 sq ft

First Floor
Approx 44 sq m / 478 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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