



## 15 Pinewood Close

Southwell, NG25 0DD



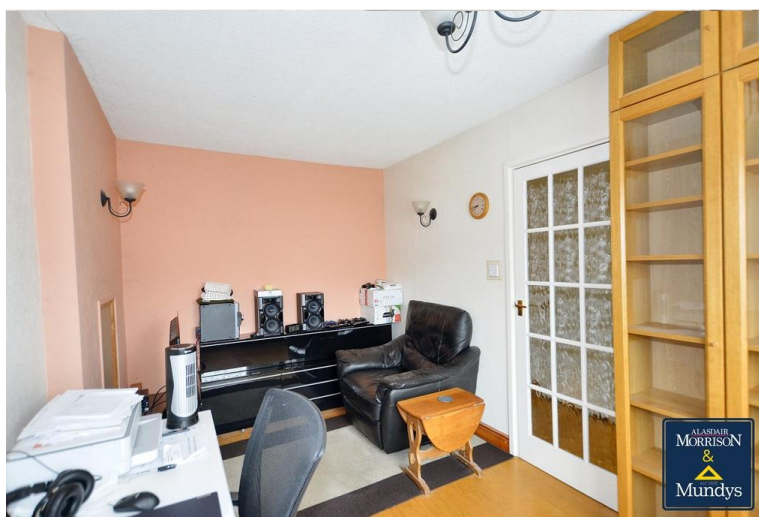
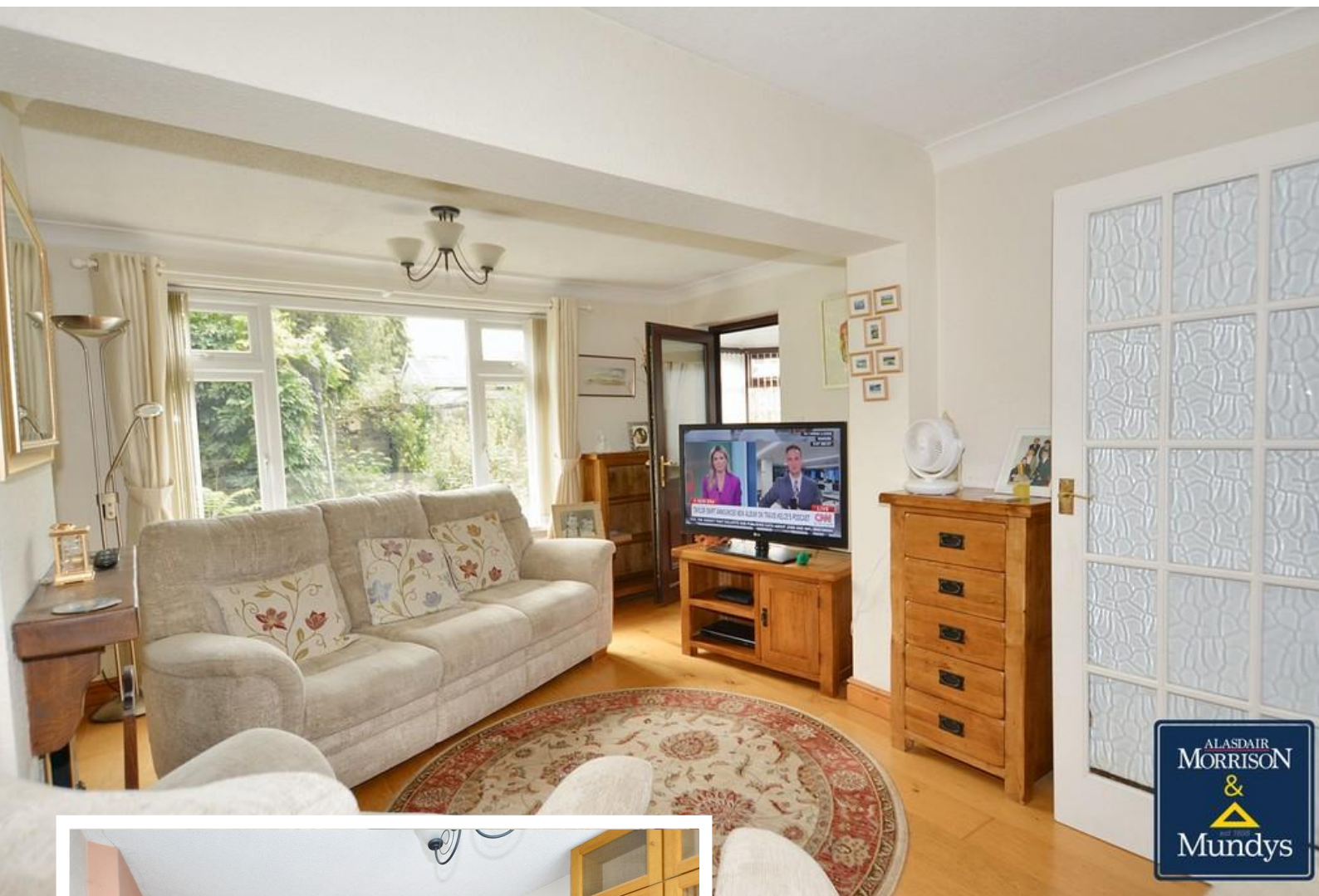
Book a Viewing

**£410,000**

No Onward Chain – Spacious Extended Detached Family Home nestled in a peaceful cul-de-sac, this extended four-bedroom detached home offers generous living space and is ideally located for easy access to Southwell Town Centre, with its wide range of amenities, shops, and eateries. Excellent schools for all age groups are within close proximity, making this an ideal home for families. Accommodation includes: Welcoming Entrance Hall, Cloakroom/WC, Three Versatile Reception Rooms – perfect for entertaining or family living, Well-Appointed Kitchen, Separate Utility Area, First Floor Landing leading to: Four Bedrooms, Shower Room. Outside: The property boasts a private driveway leading to a single garage, and a fully enclosed rear garden offering privacy and a safe space for children and pets.







#### **SERVICES**

All mains services available. Gas central heating.

#### **NOTE**

The property benefits from 16 solar panels which were installed in November 2012.

**EPC RATING – B.**

**COUNCIL TAX BAND – D.**

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

**TENURE** - Freehold.

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







## ACCOMMODATION

### ENTRANCE PORCH

6' 4" x 4' 4" (1.93m x 1.32m) With glazed panelled door to the entrance hall.

### ENTRANCE HALL

17' 9" x 3' 0" (5.41m x 0.91m) With two radiators, Scandinavian oak flooring and stairs to the first floor.

### LOUNGE

14' 5" x 16' 10" (4.39m x 5.13m) With double glazed window to the rear elevation, two radiators, coal effect gas fire, wall lights and door giving access to the conservatory.



### DINING ROOM

8' 2" x 14' 1" (2.49m x 4.29m) With double glazed window to the front elevation, radiator, wall lights and concealed chimney.

### CONSERVATORY

9' 5" x 12' 7" (2.87m x 3.84m) With brick base and double glazed surround and double glazed door to the rear garden.

### KITCHEN

11' 11" x 9' 10" (3.63m x 3m) With a range of wall and base mounted cupboards and drawers with work surfaces over, inset sink, gas hob with extractor over, electric oven, plumbing for dishwasher, double glazed window to the rear conservatory and door to the utility area.



### UTILITY ROOM

With plumbing for washing machine, space for fridge freezer and double glazed door to the side elevation.

### CLOAKROOM/WC

With low level WC, wash hand basin and storage cupboard.

### FIRST FLOOR LANDING

9' 3" x 5' 3" (2.82m x 1.6m) With access to the part boarded roof space.

### MASTER BEDROOM

11' 11" x 11' 10" (3.63m x 3.61m) With double glazed window to the front elevation and radiator.

### BEDROOM 2

8' 11" x 10' 9" (2.72m x 3.28m) With double glazed window to the rear elevation and radiator.

### BEDROOM 3

9' 0" x 10' 1" (2.74m x 3.07m) With double glazed window to the rear elevation and radiator.





## BEDROOM 4

8' 6" x 9' 5" (2.59m x 2.87m) With double glazed window to the front elevation, over stairs wardrobe and radiator (currently used as an office).

## SHOWER ROOM

5' 8" x 7' 5" (1.73m x 2.26m) With walk-in shower cubicle, double glazed window to the rear elevation, wash hand basin with vanity storage, fully tiled surround and heated towel rail.

## SEPARATE WC

With low level WC, wash hand basin, splash tiling and a double glazed window to the side elevation.



## OUTSIDE

To the front of the property there is a driveway providing off road parking for 2/3 cars and access to the garage. Side access leads to the totally enclosed rear garden with mature flower/shrub beds and borders.

## GARAGE

8' 6" x 17' 7" (2.59m x 5.36m) With electric roller door, light, power, EV charging point (currently not connected) and housing the solar control panels.

### 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, Calum 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.

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 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.

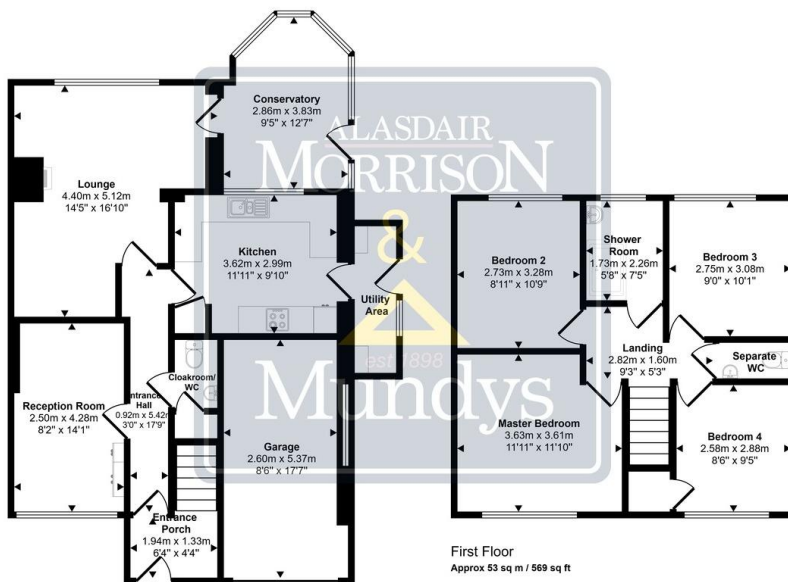
### GENERAL

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:

1. 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.
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Approx Gross Internal Area  
138 sq m / 1482 sq ft



Ground Floor  
Approx 85 sq m / 914 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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