

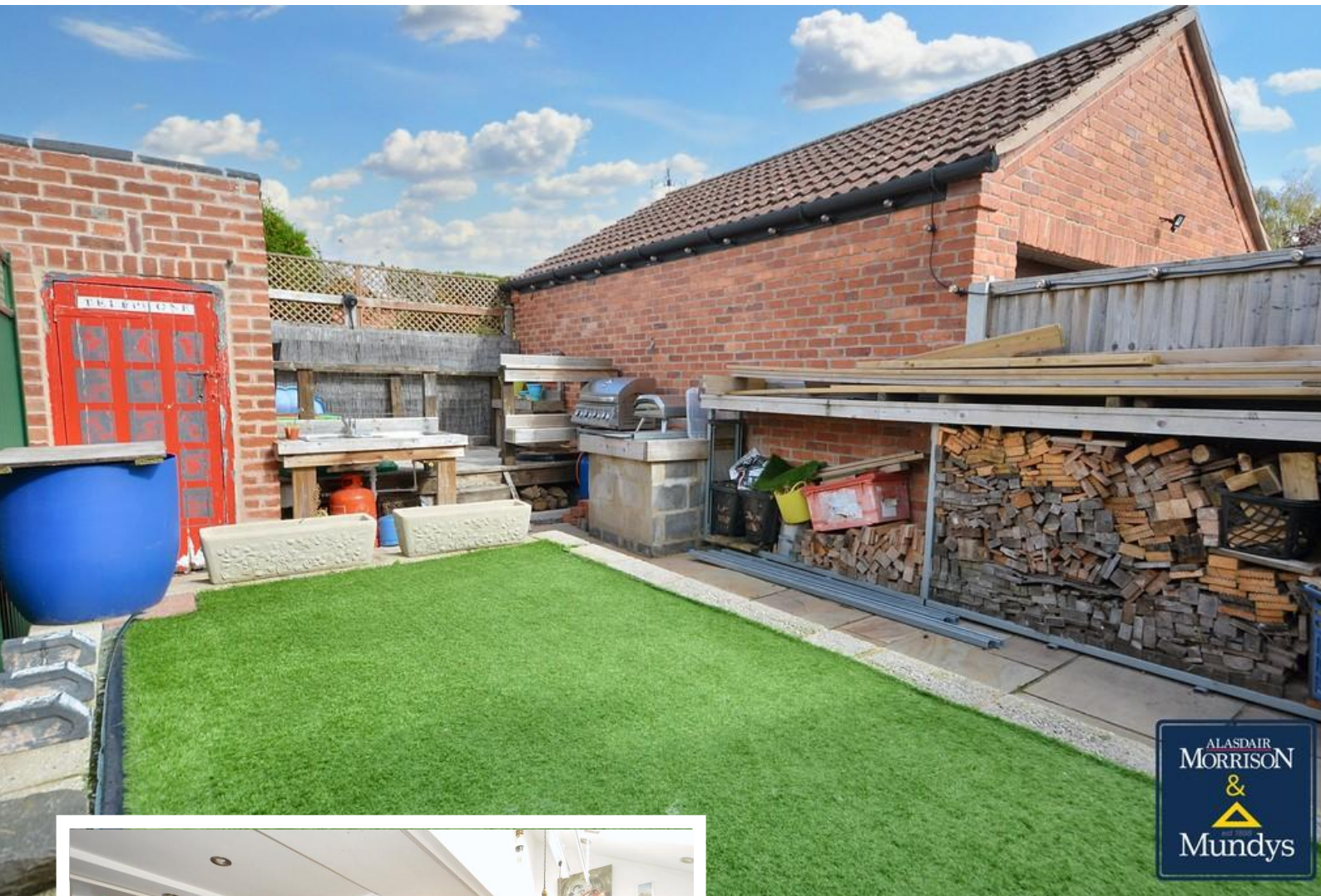


**22 Kirklington Road,
Southwell, NG25 0AY**

£325,000

Extended End-Terraced House in Central Location. Situated in a prime central location with easy access to Southwell's schools and shops, this property offers an excellent opportunity to modernise and personalise to your own taste. With potential to finish off an en-suite to the master bedroom, this home currently comprises a spacious Lounge, Dining Room, Breakfast Kitchen, Three Bedrooms, and a Bathroom on the first floor. Externally, there is a carport and garage, alongside a well-maintained, enclosed rear garden. Additionally, the property benefits from seven solar panels to the side, complemented by two 5kw batteries to reduce energy costs. This home offers both comfort and the potential for future enhancement.

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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood DC

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.





LOUNGE

11' 7" x 11' 7" (3.53m x 3.53m) Entrance door gives access to lounge, double glazed window to front elevation, cast iron fireplace, traditional style radiator, inset ceiling speakers and wood flooring.

DINING ROOM

11' 9" x 11' 6" (3.58m x 3.51m) With quarry tiled floor, stairs off to first floor landing, under stairs storage cupboard, log burner with brick surround and flagstone hearth, traditional style radiator and opening to the the kitchen breakfast room.

KITCHEN/BREAKFAST ROOM

11' 9" x 12' 8" (3.58m x 3.86m) With a range of base units with work surfaces over, stainless steel single drainer sink unit, fridge freezer space, Hotpoint hob with AEG oven, plumbing for washing machine, double glazed window for side elevation, two Velux windows to side elevation, vertical radiator, breakfast bar, splashed tiled to work surfaces and double glazed double doors to rear covered bar area with a sink and fridge space, having light and power, doors to rear garden with glazed panelled window to rear elevation and door to side passageway which offers a small decked area.



FIRST FLOOR LANDING

With access to roof space, and landing storage cupboard.



MASTER BEDROOM

11' 9" x 11' 6" (3.58m x 3.51m) With double glazed window to rear elevation, radiator, with door and steps leading to potential en-suite.

POTENTIAL EN-SUITE

6' 0" x 12' 7" (1.83m x 3.84m) With plumbing in place for the addition of en-suite and two Velux windows.

BEDROOM 2

10' 11" x 8' 8" (3.33m x 2.64m) With double glazed window to front elevation, radiator and brick chimney breast



BEDROOM 3

9' 11" x 12' 10" (3.02m x 3.91m) With double glazed window to rear elevation, radiator, wood flooring and access to roof space.

BATHROOM

10' 0" x 6' 11" (3.05m x 2.11m) Comprising of bath with shower over and side screen, wash hand basin with storage beneath, low level WC, heated towel rail, tiled floor and double glazed window to front elevation.



OUTSIDE

To the front elevation an open carport area provides off-road parking, external tap, side hand gate leading to the enclosed rear garden, artificial grass, decked area, flagstone pathway and seating area, outside store with high flush WC and sink.

GARAGE

15' 2" x 8' 1" (4.62m x 2.46m) With roller door, light and power and rear courtesy door.

SIDE STORAGE AREA

To the side of the property is an enclosed decked area which also provides storage for the two 5kw solar batteries and the 3kw inverter.

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

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CWH, J Walter and Callum 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 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.

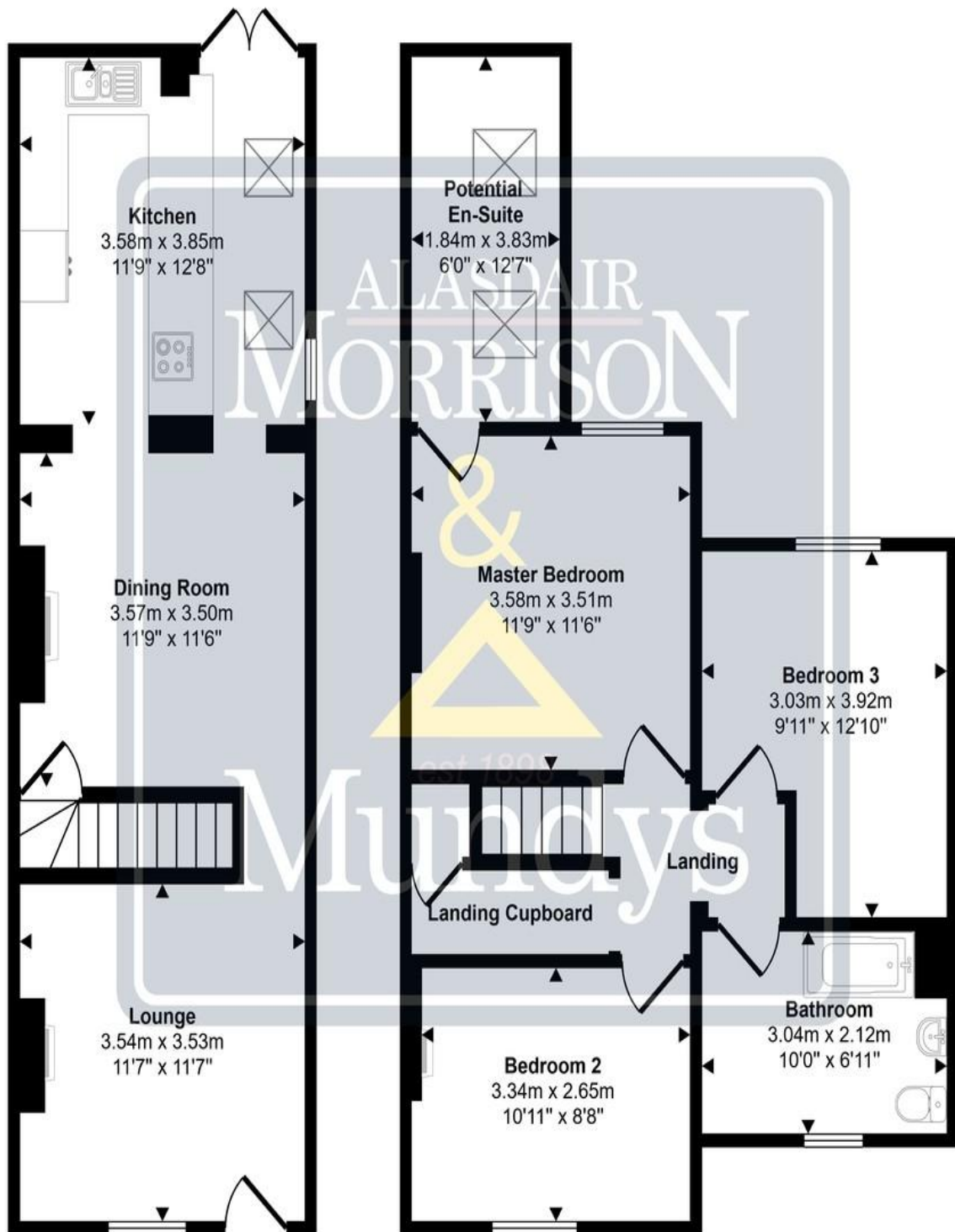
GENERAL

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
99 sq m / 1066 sq ft



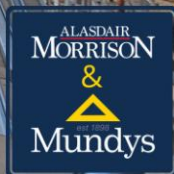
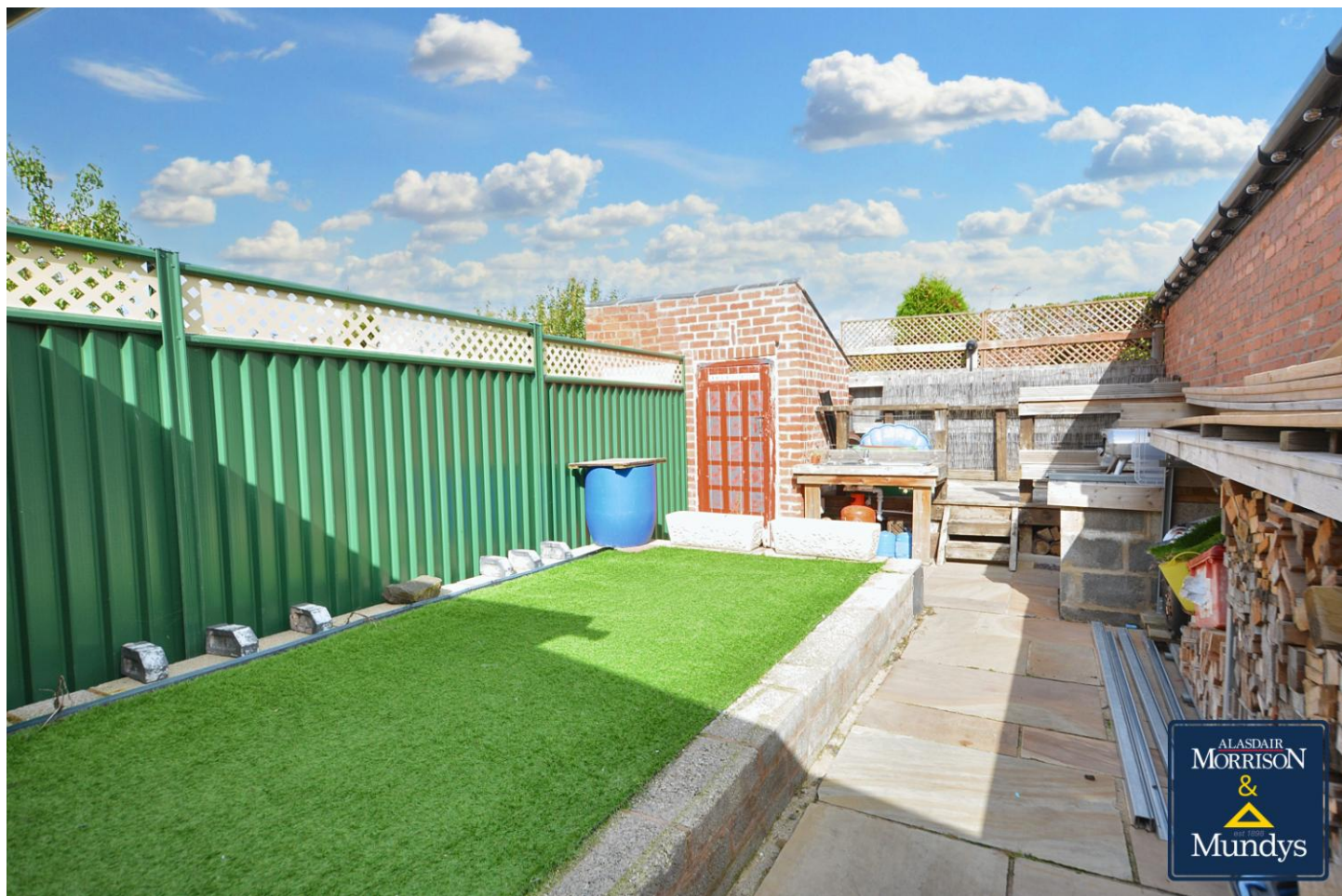
Ground Floor

Approx 43 sq m / 463 sq ft

First Floor

Approx 56 sq m / 603 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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