

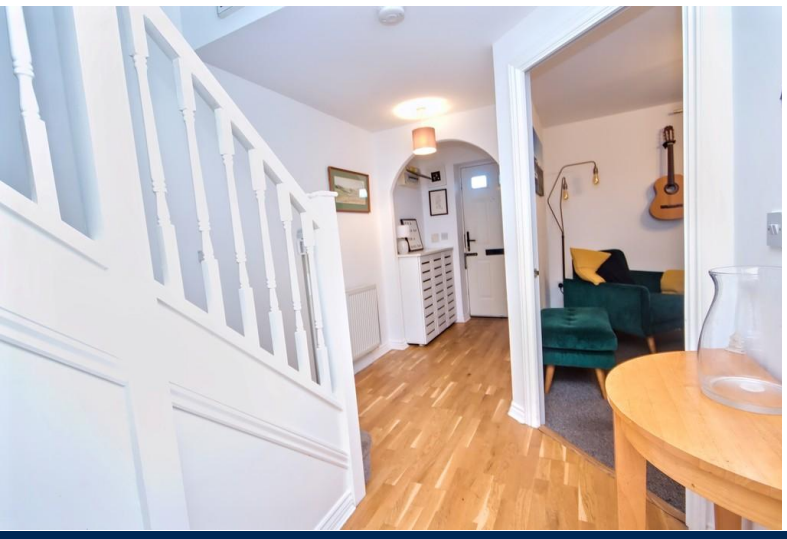
14 Crew Lane Close,

Southwell, NG25 0JA

Book a Viewing!

OFFERS OVER £374,995

Set across three thoughtfully designed floors, this contemporary home offers flexible and versatile living perfectly suited to modern family life. The ground floor welcomes you with an entrance hallway, a convenient cloakroom and a study/snug ideal for home working or quiet relaxation. At the heart of the home sits the impressive L-shaped kitchen diner, opening directly onto the rear garden and enhanced by a charming bay window-an ideal space for everyday living and entertaining alike. The first floor provides a living room, a well-appointed family bathroom, and a generous second bedroom, offering excellent separation between living and sleeping spaces. Occupying the top floor are three further bedrooms, including the stylish master suite complete with fitted mirrored wardrobes and a modern en-suite shower room. A useful additional WC on this floor serves the remaining bedrooms. Externally, the property benefits from off-road parking to the front with an EV charging point, along with a half share of a large covered carport. The rear garden is mainly laid to lawn with a paved patio and attractive feature wall, creating a pleasant and low-maintenance outdoor retreat. Early viewings are highly recommended to fully appreciate the adaptable layout, contemporary finish and desirable setting within the historic Minster town of Southwell.





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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.

ENTRANCE HALL Stairs to the first floor with understairs storage cupboard, radiator, wood flooring and doors to study/snug, kitchen diner and downstairs WC/cloakroom.

STUDY / SNUG 10' 4" x 10' 4" (3.15m x 3.15m) With uPVC double glazed window to the front elevation and a radiator.









KITCHEN/DINER L-Shaped 17' 6" x 15' 0" maximum measurements(5.33m x 4.57m) Fitted with a modern range of grey wall and base units with a work surface incorporating a sink unit with a stainless steel mixer tap, double oven, five ring gas hob and stainless steel extractor, integrated dishwasher, fridge, freezer and washing machine, radiator, tiled splashbacks, uPVC double patio doors and bay window overlooking the garden at the rear.

WC 7' 1" x 3' 2" (2.16m x 0.97m) With a low level WC, pedestal wash hand basin, tiled splash backs, tiled floor and radiator.

FIRST FLOOR LANDING Stairs to the second floor, radiator and doors to the bathroom, bedroom two and to the living room.

LIVING ROOM 15' 0" x 9' 11" (4.57m x 3.02m) With uPVC double glazed windows to the front elevation and radiators.

FAMILY BATHROOM 6' 11" x 6' 1" (2.11m x 1.85m) A modern fitted three-piece suite comprising a panelled P-shaped bath with a mains fed shower over, low level WC and wash hand basin with vanity unit, chrome heated towel rail, extractor, tiled splashbacks and tiled flooring.

BEDROOM TWO 15' 3" x 8' 9" (4.65m x 2.67m) With uPVC double glazed windows to the rear elevation and a radiator.

SECOND FLOOR LANDING Built-in storage cupboard, access to the loft, radiator and doors to the master bedroom, WC and two further bedrooms.

MASTER BEDROOM 13' 0" to the front of the wardrobes x 8' 11" (3.96m x 2.72m) With uPVC double glazed windows to the rear elevation, radiator, built-in wardrobes with mirrored sliding doors and door to en-suite.

EN-SUITE 6' 2" x 4' 7" (1.88m x 1.4m) Modern fitted suite comprising a shower cubicle with a mains fed shower, wash hand basin with vanity unit, and low level WC, horizontal, modern chrome radiator, LED mirror, tiled splashbacks, tiled floor, inset spotlights and extractor.

WC Low level WC and pedestal wash hand basin with tiled splashbacks, radiator, extractor and tiled floor.

BEDROOM THREE 8' 6" x 7' 0" plus recess (2.59m x 2.13m) With uPVC double glazed window to the front elevation, radiator and built-in desk in recess with shelving above.

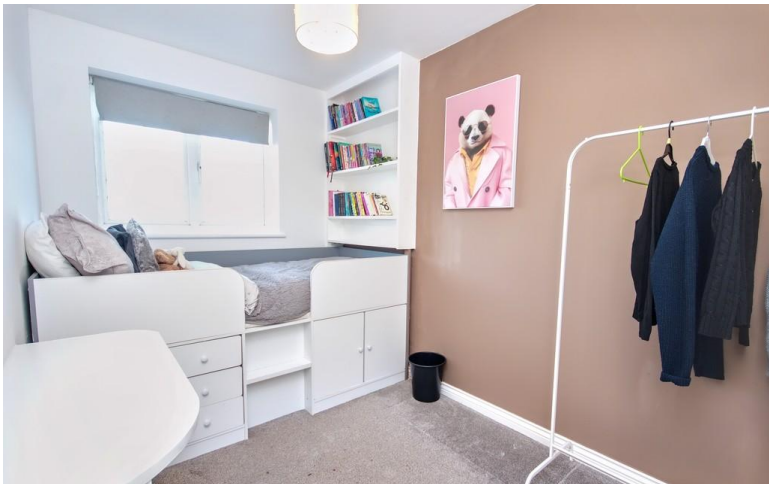
BEDROOM FOUR 10' 1" x 6' 4" (3.07m x 1.93m) With uPVC double glazed window to the front elevation, radiator and built-in desk/dressing table.

OUTSIDE There is parking directly at the front of the property with an EV car charger and half of a double carport. The rear garden is mostly lawned with a paved patio area.









KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

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
https://www.mundys.net/referrals/

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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

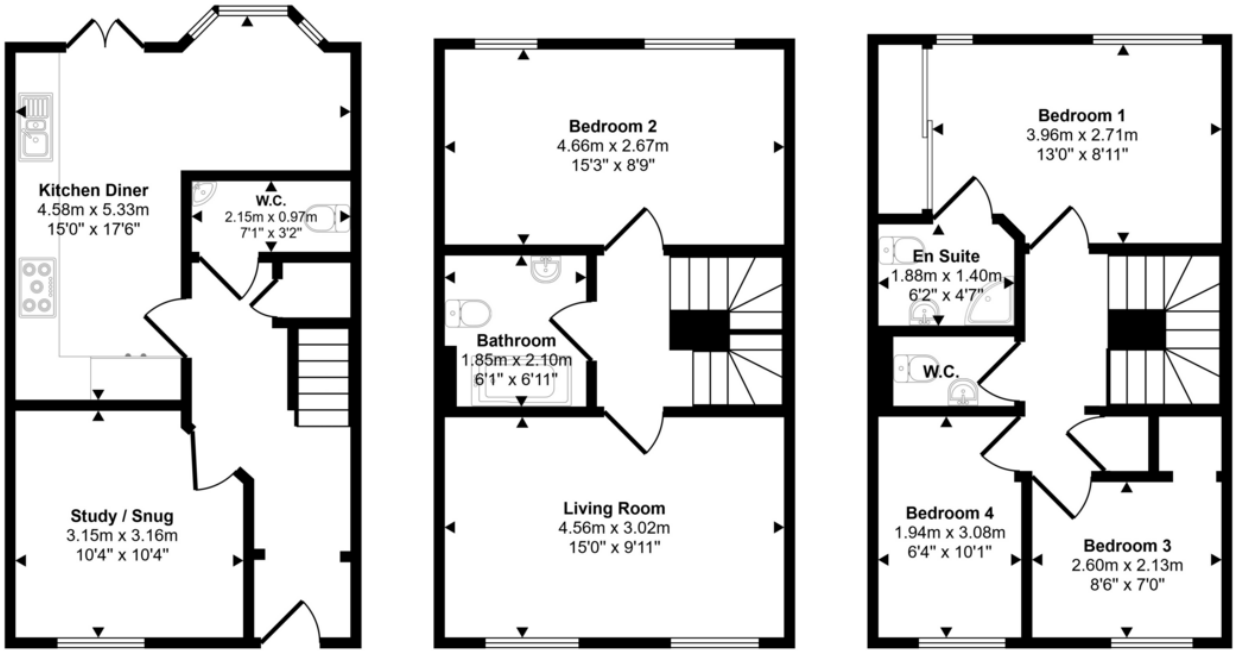
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approx Gross Internal Area
113 sq m / 1221 sq ft



Ground Floor
Approx 38 sq m / 408 sq ft

First Floor
Approx 37 sq m / 401 sq ft

Second Floor
Approx 38 sq m / 412 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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LN8 3EH
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22 King Street
Southwell
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01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman