



## 44 The Ropewalk

Southwell, NG25 0AJ



Book a Viewing

**£375,000**

No Onward Chain - Situated in this prime central Southwell location offering easy access to the wealth of amenities and facilities available, this spacious Detached Family Home offers accommodation including, Entrance Hall, Lounge, further reception space, Dining Area, Garden Room, Kitchen, Utility Room, Shower Room, First Floor, Three good sized Bedrooms, Shower Room. Outside there is a Tarmac drive with turning area, single garage, enclosed landscaped rear private garden. Viewing highly recommended.





#### SERVICES

All mains services available. Gas central heating.

#### EPC RATING – C.

**COUNCIL TAX BAND – E** (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.





## ACCOMMODATION

### ENTRANCE HALL

5' 11" x 7' 1" (1.8m x 2.41m) Front entrance door with glazed panel inset gives access to the entrance hall. With tiled floor, double glazed window to the side elevation, multi-paned glazed panelled door to the lounge and radiator.

### LOUNGE

17' 7" x 10' 5" (5.36m x 3.18m) With double glazed window to the front elevation, log burner with feature surround and slate hearth, radiator and glazed picture window through to the kitchen.

### RECEPTION SPACE

9' 2" x 9' 9" (2.79m x 2.97m) With radiator, which in turn opens up to the dining area.

### DINING AREA

9' 10" x 10' 11" (3m x 3.33m) With double glazed window to the rear elevation, radiator, high level double glazed window to the side elevation and opening to the garden room.

### GARDEN ROOM

11' 1" x 11' 0" (3.38m x 3.35m) With double glazed double sliding doors to the rear garden, tiled floor, wall lighting, radiator and opening to the kitchen.

### KITCHEN

10' 11" x 9' 9" (3.33m x 2.97m) With a range of wall and floor mounted cupboards, roll-edge wooden work surface over with inset stainless steel double drainer sink unit, Electrolux oven and grill, electric hob with extractor fan over, splash tiled to work surfaces, dishwasher, three fruit and storage weaved baskets, tiled floor, door off to under stairs storage pantry with shelving and access through to the utility room with door to the side elevation.

### UTILITY ROOM

7' 5" x 14' 2" (2.26m x 4.32m) With a range of wall and floor mounted cupboards, washing machine, stainless steel single drainer sink unit, Hoover tumble dryer, space for fridge freezer, splash tiled to rolltop work surfaces, integrated larder/spice rack, double glazed window to the side elevation and storage shelving and door off to shower room.

### SHOWER ROOM

6' 10" x 4' 0" (2.08m x 1.22m) With walk-in mobility shower with seat, low level WC, wash hand basin with splash tiling, radiator and double glazed window to the rear elevation.

### FIRST FLOOR LANDING

7' 9" x 7' 2" (2.36m x 2.18m) With access to roof space, double glazed window to the side elevation, which subject to planning would allow the ability to extend over the garage, utility and shower room to create a large master bedroom suite.





### BEDROOM 1

13' 5" x 10' 8" (4.09m x 3.25m) With double glazed window to the front elevation, radiator, fitted mirrored wardrobes with storage cupboards and drawers.

### BEDROOM 2

13' 0" x 9' 3" (3.96m x 2.82m) With double glazed window to the rear elevation, fitted wardrobes and radiator.

### BEDROOM 3

8' 0" x 12' 5" (2.44m x 3.78m) With double glazed window to the front elevation, fitted bed with shelving and radiator.

### SHOWER/WET ROOM

7' 8" x 5' 3" (2.34m x 1.6m) With walk-in shower, wash hand basin, low level WC, heated towel rail, radiator, double glazed opaque windows to the side and rear elevations and wall mounted mirror with lighting.

### OUTSIDE

To the front of the property there is a Tarmac driveway with turning area, well stocked flower/shrub boarders, hedge perimeter, side hand gate leading to the side of the property, side light, glazed door giving access to the utility room. To the rear of the property there is a private and landscaped rear garden, extensive flagstone patio area with lower block paved seating area, well established mature flower/shrub beds and boarders, fenced perimeter, rear tap, lighting, greenhouse and corner flagstone seating area two established pollarded trees.

### GARAGE

8' 0" x 16' 0" (2.44m x 4.88m)

With an up-and-over door, side window, light and power.

### WEBSITE

Our detailed web site 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 & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gislon 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.

CWHL, Callum Lyman and J. Walter will be able to provide information on services they offer relating to Surveys. Should you decide to instruct them 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 them 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.

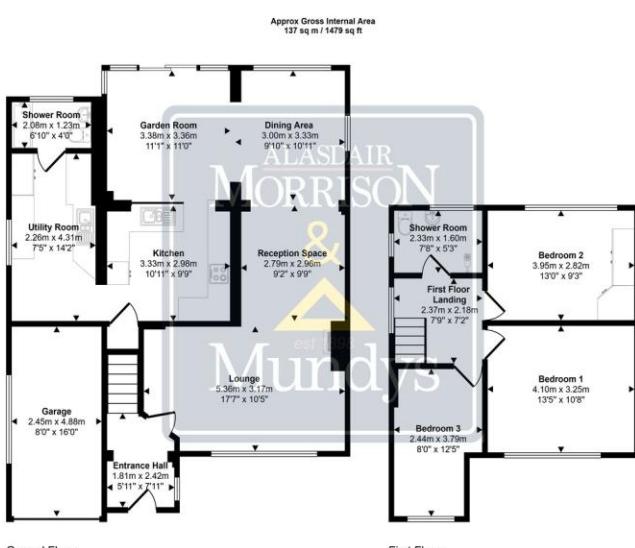
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

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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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