



**3 Honing Drive,  
Southwell, NG25 0LB**



Book a Viewing!

**£395,000**

Quiet Cul-De-Sac Location - This well appointed Detached Chalet Bungalow offers flexible living which at present includes, Entrance Hall, Lounge/Dining Room, Open Plan Kitchen/Breakfast Room, Bedroom 3/Dining Room/Playroom, Ground Floor Bathroom, First Floor Two Double Bedrooms and WC. Outside there is a lawn front garden, resin driveway, single garage and delightful private rear landscaped garden. Ideally positioned close to Holy Trinity and Lowes Wong Infant Schools and The Minster School, also a pleasant walk or short bus journey in to Southwell Town Centre from Westgate.





### 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

6' x 12' 5" (1.83m x 3.78m) With double glazed door give access to entrance hall with double glazed window, oak flooring, radiator, stairs off to the first floor landing and under stairs storage area.



#### LOUNGE/DINING ROOM

12' 5" x 22' 6" (3.78m x 6.86m) With two double glazed windows to the front elevation, two radiators, coal effect gas fire with feature surround and concealed lighting.

#### KITCHEN/BREAKFAST ROOM

16' 3" x 9' 9" (4.95m x 2.97m) With a range of floor and wall mounted units with roll top work surfaces, splash tiled surround, inset Franke sink, double glazed window to the side elevation, AEG double oven, space and plumbing for washing machine and fridge freezer, inset AEG hob with extractor over, radiator, double glazed window and double glazed door to the rear garden and tiled floor.



#### BEDROOM 3/DINING ROOM/PLAYROOM

8' 7" x 9' 1" (2.62m x 2.77m) With double glazed double sliding patio doors to the rear garden and radiator.

#### BATHROOM

6' 7" x 6' 2" (2.01m x 1.88m) Comprising of a bath with integral shower attachment, glazed side panel, double glazed window to the rear elevation, vanity wash hand basin, low level WC, heated towel rail, fully tiled surround and tiled floor.

#### FIRST FLOOR LANDING

With access to roof space.



#### BEDROOM 1

12' 1" x 11' 8" (3.68m x 3.56m) With double glazed window to the front elevation, range of fitted wardrobes, additional eaves storage space and radiator.

#### BEDROOM 2

11' 11" x 11' 8" (3.63m x 3.56m) With double glazed window to the rear elevation, fitted double wardrobe with shelving and access to eaves storage space.

#### WC

5' 1" x 5' 1" (1.55m x 1.55m) With porthole window to the side elevation, low level WC, vanity wash hand basin, half tiled surround, radiator and airing cupboard/linen store.



#### OUTSIDE

##### FRONT

A lawned garden to the front elevation, mature shrub boarder, external lighting and resin driveway leading to the garage.



#### **GARAGE**

8' 5" x 16' 3" (2.57m x 4.95m) With an up-and-over door, rear courtesy door, glazed panel window to the rear, light and power.

#### **REAR**

Landscaped rear garden which has an extensive covered patio area allowing al fresco dining in all weathers, side hand gate, steps and ramp leading to the landscaped garden, lawned garden, flower/shrub borders and beds, established trees, fenced boundary, three timber sheds which are available to buy by separate negotiation. Totally private rear garden which has been lovingly landscaped by the present owners.



#### **KEY FACTS FOR BUYERS**

##### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**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 Alasdair Morrison and Mundys.





**WEBSITE**

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An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 015 22 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 these 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**

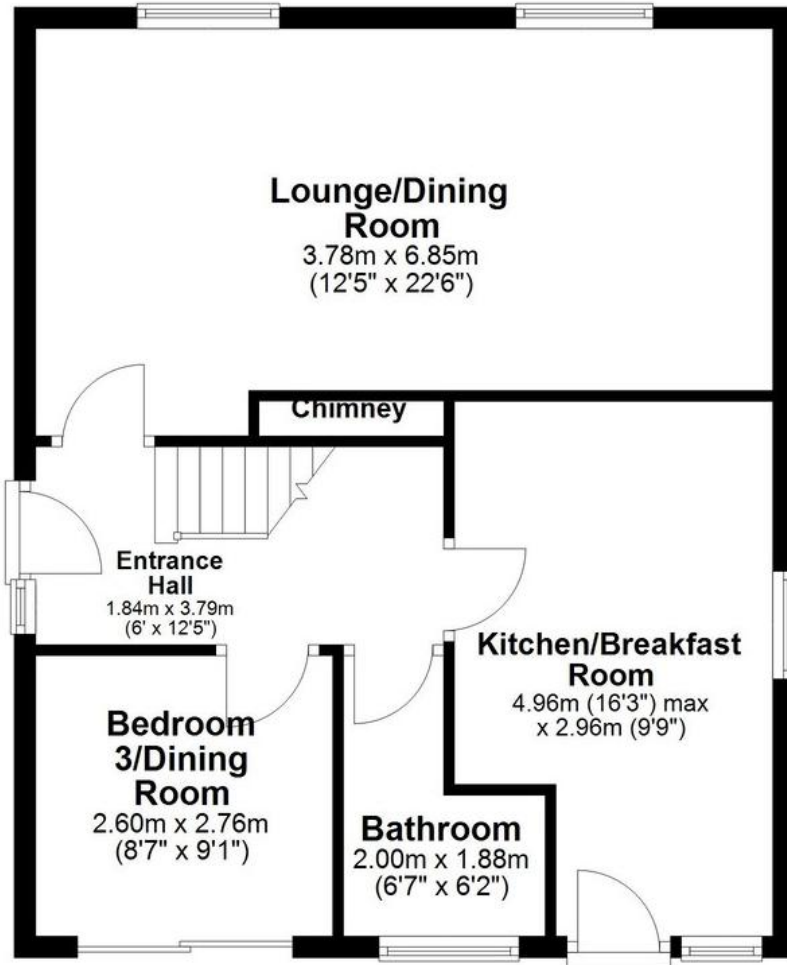
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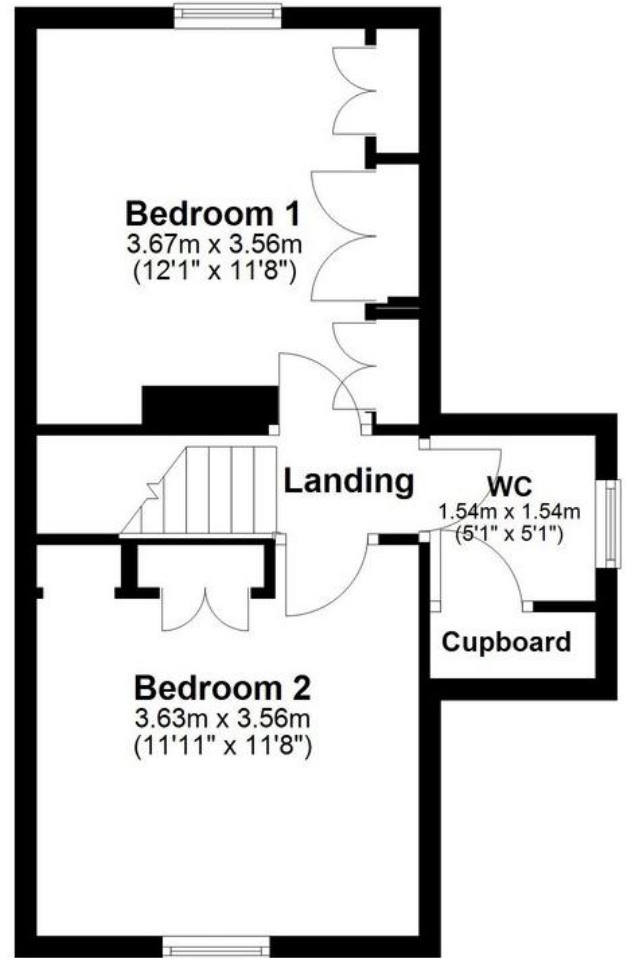
## Ground Floor

Approx. 57.4 sq. metres (618.1 sq. feet)



## First Floor

Approx. 33.7 sq. metres (362.4 sq. feet)



46 Middle Gate  
Newark  
NG24 1AL

newark@amorrison-mundys.net  
01636 700888

22 King Street  
Southwell  
NG25 0EN

southwell@amorrison-mundys.net  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS

info@mundys.net  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH

info@mundys.net  
01673 847487

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