

The Rise

Southwell, NG25 0RZ

Book a Viewing!

£450,000

Immaculate Three Storey Semi Detached Home - Lovingly modernised with extras added by the present vendors this spacious semi detached home offers flexible living over three floors on the outskirts of Southwell, with far reaching field views to the rear of the property. The light and airy accommodation includes, Entrance/Boot Room, Hall, Cloakroom/WC, Office/Playroom/Occasional Bedroom, Utility Area, First Floor, Lounge with Media Wall and Two Sets of Double Doors to Large Balcony with Superb Views, Fully Fitted Kitchen/Dining Room, Second Floor, Bedroom One with En-Suite Shower Room, Two further Bedrooms and Bathroom. Outside there is a Double Driveway, Larger Than Average Integral Garage, Private Rear Lawn Garden.





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LOCATION

DESCRIPTION Immaculate Three Storey Semi Detached Home - Lovingly modernised with extras added by the present vendors this spacious semi detached home offers flexible living over three floors on the outskirts of Southwell, with far reaching field views to the rear of the property. The light and airy accommodation includes, Entrance/Boot Room, Hall, Cloakroom/WC, Office/Playroom/Occasional Bedroom, Utility Area, First Floor, Lounge with Media Wall and Two Sets of Double Doors to Large Balcony with Superb Views, Fully Fitted Kitchen/Dining Room, Second Floor, Bedroom One with En-Suite Shower Room, Two further Bedrooms and Bathroom. Outside there is a Double Driveway, Larger Than Average Integral Garage, Private Rear Lawn Garden.

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/BOOT ROOM 8' 11" x 7' 3" (2.72m x 2.21m) Composite glazed panelled door gives access to entrance hall/boot room, one exposed brick wall, additional power points added, oak door leading to entrance hall, LVT flooring, stairs off to first floor landing and radiator.

ENTRANCE INNER HALLWAY 17' 3" x 6' 7" (5.26m x 2.01m) Spacious L-shaped hall with doors leading off to garage, ground floor WC and home office/playroom.

CLOAKROOM/WC With LVT flooring, pedestal wash hand basin with waterfall taps, low level WC and radiator.

OFFICE/PLAYROOM/OCCASIONAL BEDROOM 9' 8" x 11' 9" (2.95m x 3.58m) A multi-functional room which is currently used as a cinema room/sport room, LVT flooring, radiator and access to the utility room.

UTILITY ROOM 9' 8" x 5' 3" (2.95m x 1.6m) With a range of base units, worksurface over, inset stainless steel single drainer sink unit, LVT flooring, fridge freezer and washing machine spaces and additional wall mounted cupboards.

FIRST FLOOR LANDING With Hive central heating control panel, stairs off to the second floor accommodation, radiator and doors off to the lounge and the kitchen/dining room.

LOUNGE 10' 5" x 17' 5" (3.18m x 5.31m) With two sets of UPVC double glazed French doors to the front balcony, feature media wall including shelving, in-built stone effect electric fire, radiator. The double glazed French doors lead to the balcony.

BALCONY With an easterly aspect ideal for morning tea/coffee or al fresco dining with superb far reaching views, external lighting, composite decking and totally enclosed within a wrought iron railing/brick wall surround.

KITCHEN/DINING ROOM 9' 7" x 17' 5" (2.92m x 5.31m) Modern fully fitted kitchen comprising of a range of Shaker-style wall and floor mounted units, rolltop worksurfaces, inset stainless steel single drainer sink unit, coffee/breakfast bar, integrated 70/30 fridge freezer, integrated AEG oven, integrated Lamona dishwasher, inset hob with extractor over, radiator and double glazed window to the rear elevation and double glazed Bi-fold doors leading to the rear garden and patio area.

SECOND FLOOR LANDING With access to roof space and doors off to the bedrooms.

BEDROOM 1 9' 6" x 13' 2" (2.9m x 4.01m) With double glazed window to the rear elevation, offering views over open countryside to the rear, radiator and door off to the en-suite.

EN-SUITE SHOWER ROOM 9' 6" x 3' 11" (2.9m x 1.19m) Comprising of shower cubicle with drench head and hand held shower unit, wash hand basin, low level WC, LVT flooring, heated towel rail and half tiled walls.

BEDROOM 2 10' 5" x 9' (3.18m x 2.74m) With double glazed window to the front elevation and radiator.





BEDROOM 3 10' 5" x 8' 1" (3.18m x 2.46m) Currently used as a dressing room with a range of fitted wardrobes with shelving, double glazed window to the front elevation and radiator.

BATHROOM 6' 3" x 5' 8" (1.91m x 1.73m) Comprising of fitted three piece suite including panelled bath with integral shower attachment, side screen, low level WC and wash hand basin with waterfall taps, shaver point, heated towel rail and half tiled surround.

FRONT With off-road parking which has been gravelled to allow parking for two vehicles, the driveway leads to the single garage.

GARAGE 19' 8" x 9' 10" (5.99m x 3m) With up-and-over door, Ideal central heating boiler, Mercury alarm control box and OHME elcetric car charging point with door returning to the entrance hall.

SIDE To the side of the property, steps lead from the driveway to the totally enclosed rear lawned garden.

REAR Mainly lawned, paved patio area, totally enclosed and external light.

NOTE Annual Service Charge Amount - £330.00

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

KEY FACTS FOR BUYERS



Total area: approx. 147.3 sq. metres (1585.7 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
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

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