



125 Lower Kirklington Road
Southwell, NG25 0DR



Book a Viewing

Guide Price £340,000

No Onward Chain - Well appointed Detached Bungalow situated in this popular location offering easy access to Southwell town centre with bus stop opposite. The accommodation includes, entrance hall, lounge, dining room, kitchen with utility off, three bedrooms and bathroom. Outside, driveway with garage and garden to front with rear endosed large garden. Call 01636 813971 to view.





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

With double glazed door gives access to the entrance hall, radiator and access to the lounge, three bedrooms and bathroom.

LOUNGE

16' 2" x 10' 11" (4.93m x 3.33m) With roof light, gas fire, radiator and opening to the dining room.

DINING AREA

13' 2" x 9' (4.01m x 2.74m) With double glazed sliding patio door to the rear garden and radiator.





KITCHEN

10' 10" x 10' 4" (3.3m x 3.15m) With a range of wall and floor mounted cupboards and drawers, work surfaces over with splash tiled surround, stainless steel double drainer sink unit, space for a fridge, double glazed window to the side elevation, Worcester central heating boiler.

UTILITY ROOM

9' x 7' 2" (2.74m x 2.18m) With double glazed door to the side and rear elevation, double glazed window to the rear elevation, plumbing for a washing machine, space for a fridge freezer.

BEDROOM 1

10' 10" x 10' 10" (3.3m x 3.3m) With double glazed window to the front elevation and radiator.

BEDROOM 2

10' 10" x 8' (3.3m x 2.44m) With double glazed window to the side elevation and radiator.

BEDROOM 3

11' x 7' 9" (3.35m x 2.36m) With double glazed window to the front elevation and radiator.

BATHROOM

7' 10" x 5' 6" (2.39m x 1.68m) Comprising of panelled bath with shower over and side screen, vanity wash hand basin, low level WC, access to the roof space, radiator and double glazed window to the side elevation.

OUTSIDE

To the front of the property there is off-road parking and driveway in turn leading to the garage, low maintenance front garden with front boundary wall and mature shrubs.

To the rear of the property there is a patio area, mainly lawned with mature shrubs and established trees.

GARAGE

15' 9" x 7' 4" (4.8m x 2.24m) With double glazed door to the side elevation and glazed window to the side and rear elevation and up-and-over door.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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.





GROUND FLOOR
831 sq.ft. approx.



TOTAL FLOOR AREA: 831 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BUYING YOUR HOME

An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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 the details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given to them 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 an authority to make or give representation or warranty whatsoever in relation to this property.
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