



**33 Leeway Road, Southwell, Nottinghamshire,
NG25 0BX**

£279,950
Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Superbly Refurbished Bungalow
- No Upward Chain
- Spacious Lounge
- Superb Shower Room
- Useful Carport
- Stylishly Modernised
- Contemporary Breakfast Kitchen
- Two Double Bedrooms
- Attractive Block Paved Driveway
- Enclosed Rear Garden

A superbly appointed and recently renovated detached bungalow, occupying a convenient location and offered for sale with the advantage of 'no chain'

Fitted to a high standard, including oak doors throughout and chrome switches and sockets. Stylishly presented throughout, the property will no doubt appeal to those requiring a low maintenance home in a central location, with the accommodation in brief comprising an entrance porch and a fantastic breakfast kitchen fitted with a sleek range of units and a comprehensive range of integrated appliance. There is a large lounge with gas fireplace, 2 double bedrooms and a superb re-modelled shower room plus an attractive block paved driveway to the front of the useful attached large carport/garage.

The attractive plot is of relatively low maintenance and includes a small lawned frontage and a fully enclosed rear garden with shaped lawn and established planting.

Must view!

ACCOMMODATION

A UPVC double glazed entrance door leads into the entrance porch.

ENTRANCE PORCH

With block paved flooring, a panelled door into the carport and a part glazed stable door into the kitchen.

KITCHEN

Newly fitted with a modern range of contemporary style base and wall units in a high-gloss finish and quartz style worktops and up stands. There is an inset 1 1/2 bowl single drainer sink with swan neck mixer tap and a range of built-in appliances including a CDA oven, a four ring gas hob with glass splashback and concealed extractor hood over, an integrated refrigerator with four drawer freezer below, a slimline dishwasher and an integrated washer/dryer. There is space for breakfast table and chairs, a stylish anthracite vertical radiator, downlights to the ceiling and UPVC double glazed windows to both the front and side elevation. An glazed oak veneer door leads to the inner hallway.

INNER HALLWAY

Having access hatch to the loft space and oak veneered doors to room. The Worcester Bosch 24i RSF is located in the loft space.

LOUNGE

A well proportioned reception room with a large UPVC double glazed window to the front elevation, two central heating radiators and a feature fireplace with brick surround housing a coal effect gas fire.

BEDROOM ONE

A double bedroom with central heating radiator and a UPVC double glazed window to the rear elevation.

BEDROOM TWO

A double bedroom with central heating radiator and a UPVC double glazed window to the rear elevation.

SHOWER ROOM

Newly fitted with a three-piece suite including an eco-flush toilet and a vanity wash basin with mixer tap and bathroom storage below. There is a walk-in shower enclosure with fixed glazed screen, flush shower tray and mains fed rainfall shower with additional spray hose. Recessed spotlights to the ceiling, extractor fan, tiling to splashback's, a UPVC double glazed obscured window to the side elevation, a chrome towel radiator plus a large mirror, 1800mm x 800mm.

DRIVEWAY AND CARPORT

Attractive block paved driveway parking to the front of the plot provides standing for two vehicles and leads to the attached carport with roller door to the front and being open to the garden at the rear.

GARDENS

The property occupies a mature landscaped plot including a small shaped lawn to the front and with access to the rear garden via either the carport or the porch.. The the rear garden is fully enclosed with timber panelled fencing, having a block paved patio area and pathway, raised sleeper beds and a shaped lawn with perimeter borders.

SOUTHWELL

Southwell is a historic Minster town, benefitting from a wide range of facilities including boutique clothing stores, doctors surgery, pubs and restaurants and a number of excellent independent shops. The Minster itself is a great draw for tourists, and the town is conveniently situated for travel, the nearby town of Newark being approximately 9 miles by road and itself having a wide range of amenities including a mainline train station. In addition, Southwell is served by excellent schooling including the Ofsted rated 'excellent' Minster School.

VIEWING INFO

Viewing Information - Strictly by appointment with the selling agents. For out of office hours please call Amy Tillson, Director at Richard Watkinson and Partners on 07973 549004

COUNCIL TAX BAND

The property is currently registered as council tax band C

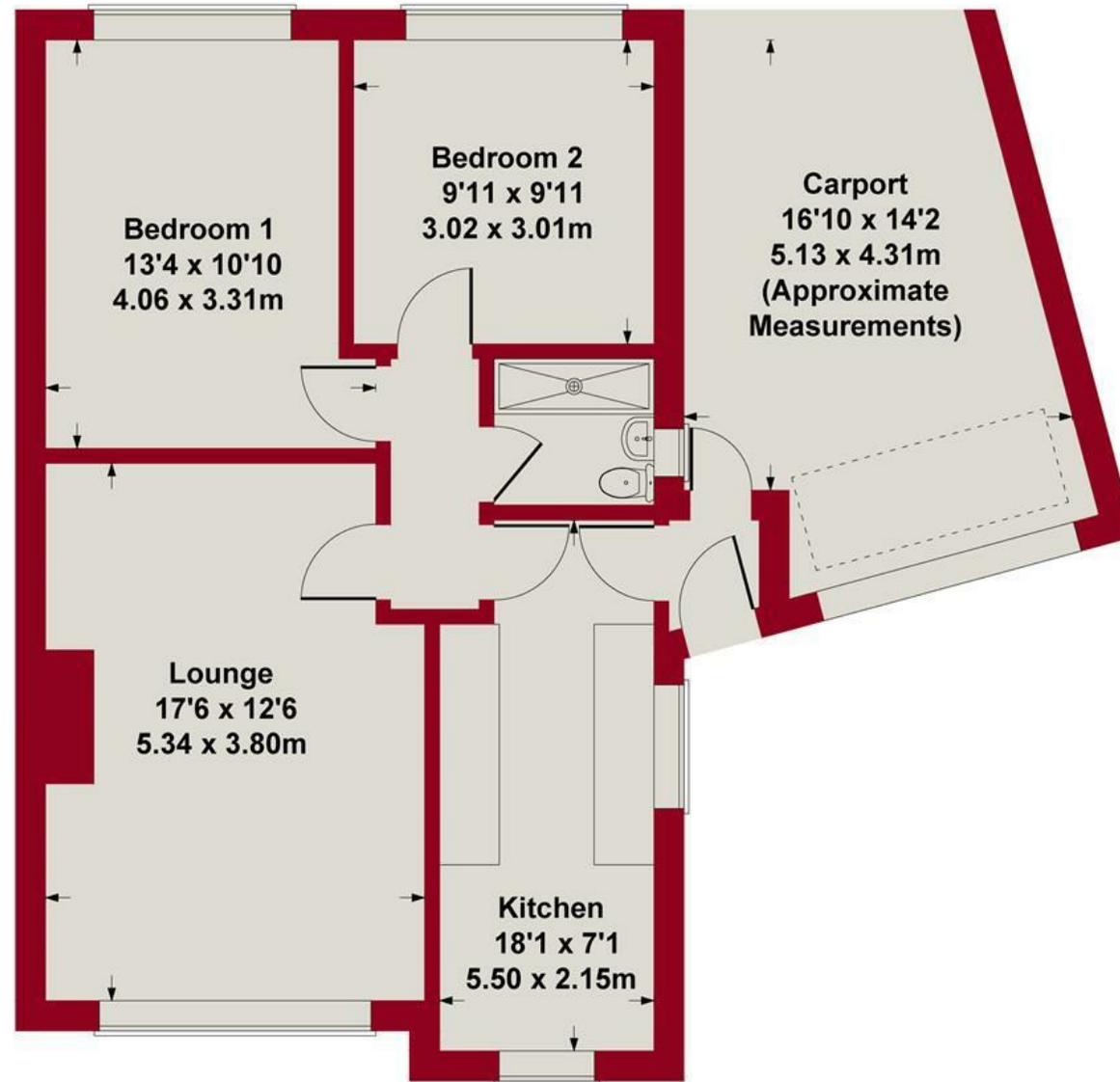








**Approximate Gross Internal Area
861 sq ft - 80 sq m**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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 **RICHARD
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	84
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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Thinking of selling? For a FREE no obligation quotation call 01636 816200



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