



**28 Kirklington Road, Southwell,
Nottinghamshire, NG25 0AY**

Guide Price £230,000

Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Period Home
- Well Appointed Throughout
- Lounge with Multi-fuel Stove
- 2 Double Bedrooms
- Courtyard Style Garden
- No Upward Chain
- Kitchen c. 2016
- Separate Dining Room
- Bathroom with Roll Top Bath
- Character Features

A superb opportunity to purchase an attractive period home, conveniently located only a short stroll from the town centre and offered for sale with the advantage of no chain.

The property is well appointed throughout and includes a modern kitchen, fitted approximately 5 years ago and including a comprehensive range of appliances. There are 2 well proportioned reception rooms including a lounge to the front with feature cast iron multi fuel stove and a dining room towards the rear with lovely original built in cupboard to its alcove. Arranged off a small 1st floor landing are 2 double bedrooms , 1 leading to the bathroom which includes a feature roll top bath whilst outside is a small gravelled frontage and a lovely enclosed rear courtyard style garden with trellised seating area and useful brick-built store.

Viewing is highly recommended!

ACCOMMODATION

A timber panelled entrance door leads into the lounge.

LOUNGE

A well proportioned reception room with picture rail, a single glazed sliding sash window to the front elevation, a concealed electricity meter and consumer unit, shelving to the alcove, a wall mounted electric radiator by Fischer with wireless thermostat and a fireplace with tiled surround housing a floor standing multi fuel burner. A doorway leads into the dining room.

DINING ROOM

Having a Fischer radiator, a useful under stair storage cupboard with light, a sliding sash single glazed window to the rear elevation, a door and staircase rising to the first floor and an original built-in cupboard to the alcove with glass fronted display.

KITCHEN

Re-modelled c. 2016 with a modern range of built-in base and wall units with linear edge worktops, tiled splashbacks, under lighting and an inset 1 1/2 bowl stainless steel single drainer sink with mixer tap. There is an integrated Blomberg washing machine, an integrated slimline dishwasher by Lamona, a built-in double oven with four zone electric hob and concealed extractor hood over. Included in the sale is a freestanding fridge freezer in brushed steel look by Liebherr. There is tiled flooring, recessed spotlights to the ceiling, two single glazed windows to the side elevation and a door to the outside.

FIRST FLOOR LANDING

Having a small access hatch to the roof space and doors to bedrooms.

BEDROOM ONE

A spacious double bedroom at the front to the property with Fischer radiator, a single glazed sliding sash window to the front elevation, coved ceiling, an original painted cast-iron fireplace and a useful over the stairs cupboard with hanging rail.

BEDROOM TWO

A good sized double bedroom with Fischer radiator, a single glazed sliding sash window to the rear elevation and attractive stripped pine door to the bathroom.

BATHROOM

Superbly fitted in white including a pedestal wash basin with mixer tap and tiled splashback, a close coupled toilet and a feature freestanding rolltop bath with central mixer shower. There is laminate flooring, an electric towel radiator and a Fischer electric radiator, a partially obscured sliding sash single glazed window to the rear elevation and an airing cupboard for storage and housing the hot water cylinder.

GARDENS

To the front, a wrought iron gate gives access to a small gravelled garden which in turn leads to the front door. The rear garden is a particular feature of the property, being enclosed with timber panelled fencing and brick walling, designed with low maintenance in mind as it is mainly paved, with planted beds and borders and an attractive trellised seating area plus a useful brick built outbuilding, screened bin storage area and gate leading to the rear access.

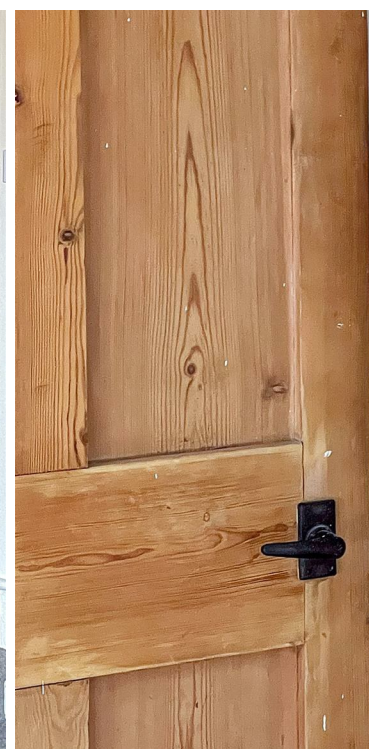
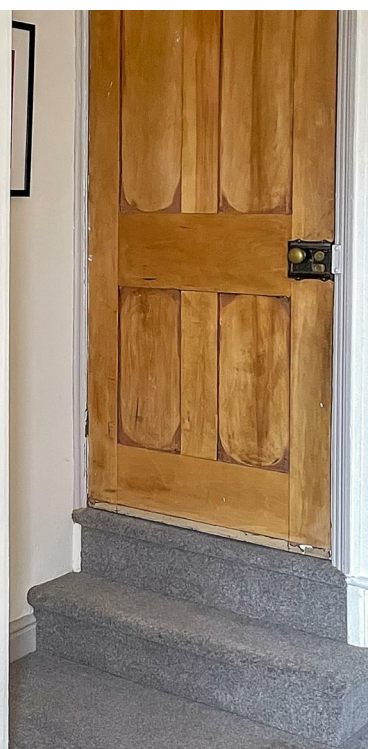
VIEWING INFO

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

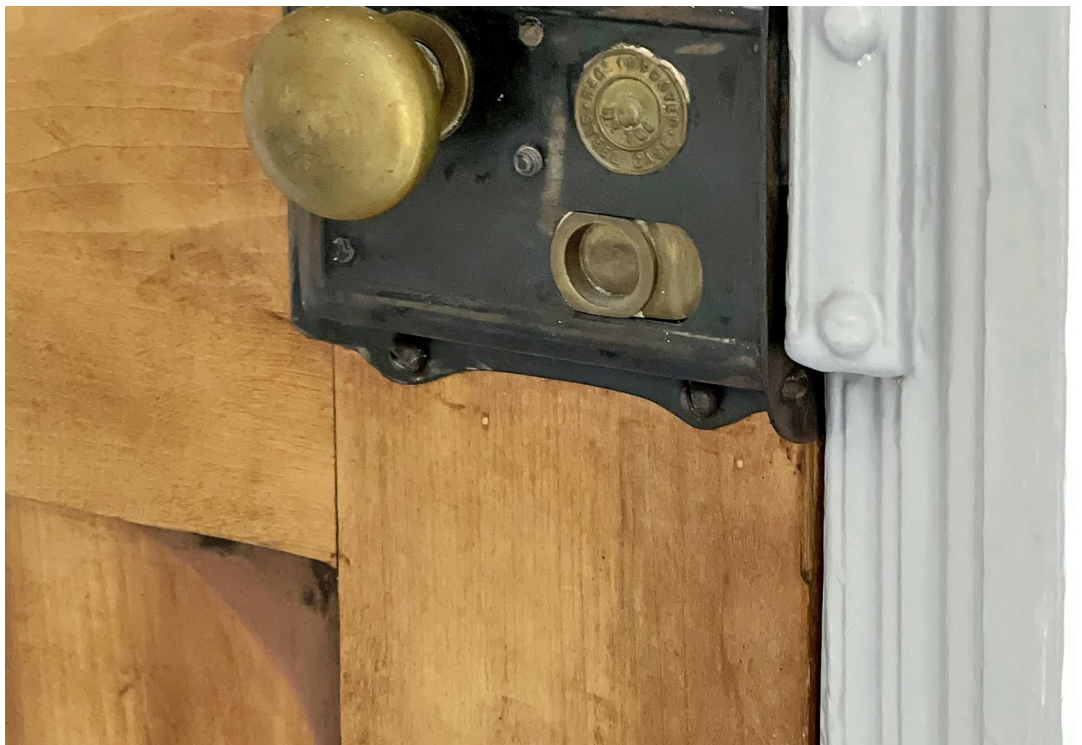
COUNCIL TAX BAND

The property is currently registered as council tax band B.

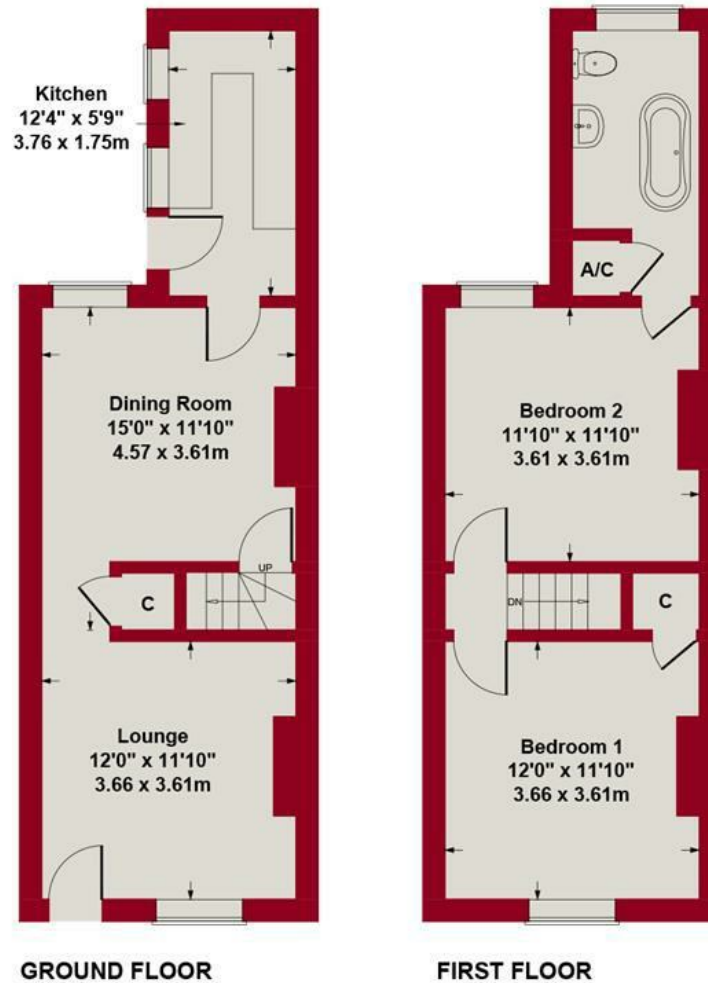




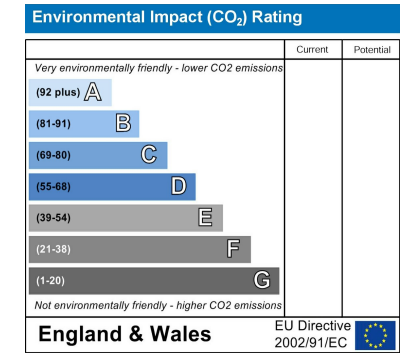
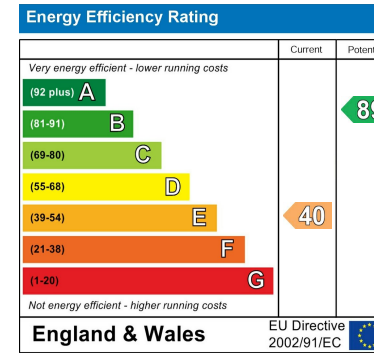




**Approximate Gross Internal Area
802 sq ft - 74 sq m**



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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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



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