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LOCAL AGENT



**Lockwood, Lower Kirklington Road, Southwell, NG25 0DZ**

**£435,000**



## Property Description

Detached family home situated on a large plot offering potential for further development. In an elevated position offering views over Southwell this desirable property offers accommodation including entrance porch, entrance hall, cloakroom and wc, 22ft lounge, separate dining room, kitchen/breakfast room, conservatory, three bedrooms and bathroom. Garage with workshop area and covered side passageway to main accommodation. Ample off road parking with turning area, lawn garden and side access to delightful extremely private rear garden.

upvc glazed panel door to

### PORCH

radiator, glazed panel door to

### ENTRANCE HALL

stairs off to first floor, radiator

### LOUNGE

22' 0" x 11' 6" (6.71m x 3.51m) large dual aspect room having upvc window to the front and upvc double glazed double doors to the rear garden, open fireplace with marble hearth and inset, Adam style surround, two radiators, wall lights

### DINING ROOM

12' 2" x 11' 2" (3.71m x 3.4m) radiator, double glazed single panel door to

### CONSERVATORY

10' 0" x 9' 4" (3.05m x 2.84m) upvc surround, wall lights, radiator, upvc glazed single panel door to rear garden

### CLOAKROOM

coat hooks, upvc windows to the rear with low flush wc, wash hand basin, understairs storage, radiator

### KITCHEN/BREAKFAST ROOM

12' 2" x 10' 10" (3.71m x 3.3m) having a range of wall mounted units, stainless steel sink and drainer unit, splash tiled surround, ample worksurfaces, electric double oven, AEG hob with extractor over, plumbing for dishwasher, radiator, upvc window to the front, upvc glazed panel door to

### SIDE PASSAGEWAY

upvc doors to the front and rear, door to the garage, Ideal Classical central heating boiler, plumbing for washing machine, stainless steel sink and drainer unit, splash tiling, space for fridge freezer

### FIRST FLOOR LANDING

loft access, upvc window to the rear

### MASTER BEDROOM

15' 0" x 11' 2" (4.57m x 3.4m) dual aspect with upvc windows to the front and rear, fitted wardrobes, radiator

### BEDROOM TWO

12' 2" x 11' 7" (3.71m x 3.53m) upvc window to the front with upvc window to the side offering views down Lower Kirklington Road, radiator

### BEDROOM THREE

9' 9" x 9' 9" (2.97m x 2.97m) recessed wardrobes, airing cupboard with shelving, radiator, upvc windows to the rear with Pepper Pots of Southwell Minster in the distance and views over the rear garden

### BATHROOM

6' 5" x 5' 4" (1.96m x 1.63m) upvc window to the front, panelled bath, Mira shower over, rail and curtain, low flush wc, pedestal wash hand basin, splash tiled surround

### OUTSIDE

ample block paved hardstanding provides turning area, leading to garage 19'11 x 9'6 (5.82m x 2.92m) with up and over door, light and power, window to the rear lawned front garden with flower and shrub beds, five apple trees and perimeter fence/hedge, side hand gate leads to hardstanding area which leads to a large Yorkstone raised patio, the rear garden is mostly laid to lawn with mature shrub borders, cherry tree and boundary hedge offering a high level of privacy

### LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

Council Tax Band E

### SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

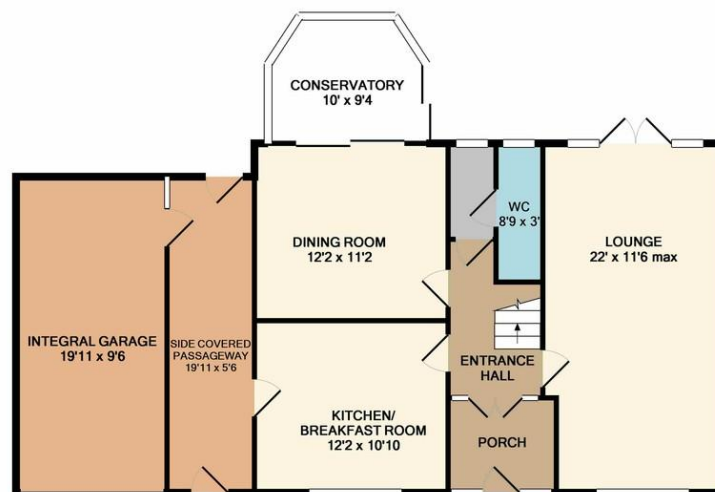
### TENURE

Freehold with vacant possession.

### VIEWING

By appointment with the agents office.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1025 SQ.FT.  
(95.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 546 SQ.FT.  
(50.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1571 SQ.FT. (145.9 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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