



55 Leeway Road, Southwell, Nottinghamshire,
NG25 0BZ

£285,000

Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached House
- Popular Location
- L Shaped Lounge Diner
- 3 Bedrooms, all with Wardrobes
- Driveway, Garage, Workshop
- No Chain
- Generous Plot
- Fitted Kitchen
- 1st Floor Bathroom
- Excellent Potential

Occupying a popular residential location and offered for sale with the advantage of no chain, this detached home occupies a larger than average plot including block paved driveway parking, a single garage with useful attached workshop and a generous lawned rear garden.

Well maintained throughout and with scope for extension or alteration (subject to necessary consents) the accommodation in brief comprises an entrance porch and hallway, a spacious L shaped lounge diner with patio doors onto the rear garden, a fitted kitchen, 3 bedrooms and a bathroom.

Viewing is highly recommended to appreciate the position, plot size and superb potential on offer.

ACCOMMODATION

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

ENTRANCE PORCH

Of UPVC double glazed construction with a polycarbonate roof, laminate flooring and a glazed door into the entrance hall.

ENTRANCE HALL

With laminate flooring, shelving, central heating radiator, staircase to the first floor and a glazed door into the lounge diner.

LOUNGE DINER

A spacious L-shaped reception room across the rear of the property with UPVC double glazed window and siding patio doors onto the garden. There are two central heating radiators, coved ceiling, a feature fireplace with raised gas fire, the dining area including oak flooring and having a glazed door into the kitchen.

KITCHEN

Fitted with a range of cottage style base and wall cabinets with rolled edge worktops, a glass fronted display cabinet with lighting, underlighting to the wall units, tiled splashbacks and an inset stainless steel single drainer sink with mixer tap. There is space for appliances including a gas cooker point and plumbing for a dishwasher. Tiled flooring throughout, central heating radiator, a UPVC double glazed window to the front elevation, UPVC double glazed obscured door to the side elevation and a useful understairs storage area housing the gas and electric meters.

FIRST FLOOR LANDING

Having coved ceiling, a UPVC double glazed window to the front elevation and an airing cupboard with slatted shelving and housing the Worcester combination boiler.

BEDROOM ONE

A double bedroom with central heating radiator, a UPVC double glazed window to the rear elevation and a range of fitted bedroom furniture including wardrobes, matching bedside tables and a chest of drawers.

BEDROOM TWO

A bedroom with central heating radiator, UPVC double glazed window to the rear elevation and a range of matching bedroom furniture including storage cupboards, a chest of drawers (not fitted) and wardrobes with hanging rail and shelving.

BERDOORM THREE

With central heating radiator, access hatch to the roof space, UPVC double glazed window to the front elevation and a fitted double wardrobe with shelving.

BATHROOM

Fitted with a three-piece suite including a close coupled toilet, a pedestal wash basin with mixer tap and a P shaped shower bath with glazed curved screen and electric shower. Tiling for splashbacks, a central heating radiator, extractor fan to the ceiling and a UPVC double glazed obscured window to the side elevation.

DRIVEWAY & GARAGE

A single width herringbone style block paved driveway starts at the front of the plot and leads along the side of the property providing parking for at least two cars and leading to the single garage/ workshop which is of concrete sectional construction.

GARDENS

A larger than average and mature plot including a gravelled frontage with circular paved patio area, raised planted borders and a block paved pathway leading to the front door. The large rear garden includes a raised timber decked seating area, gravelled beds and a generous shaped lawn.

TO ARRANGE A VIEWING

Viewing Information - By appointment with the selling agents.

To arrange a viewing during office hours please call us on 01636 816 200.

For out of hours please either leave a voicemail or email southwell@richardwatkinson.co.uk and we will respond to your enquiry as soon as possible the following working day.

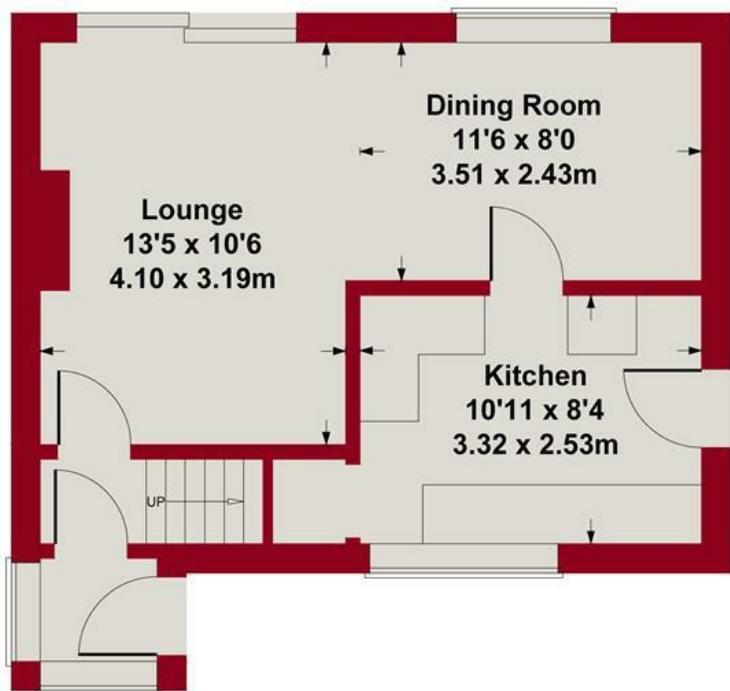
COUNCIL TAX BAND

The property is currently registered as council tax band C

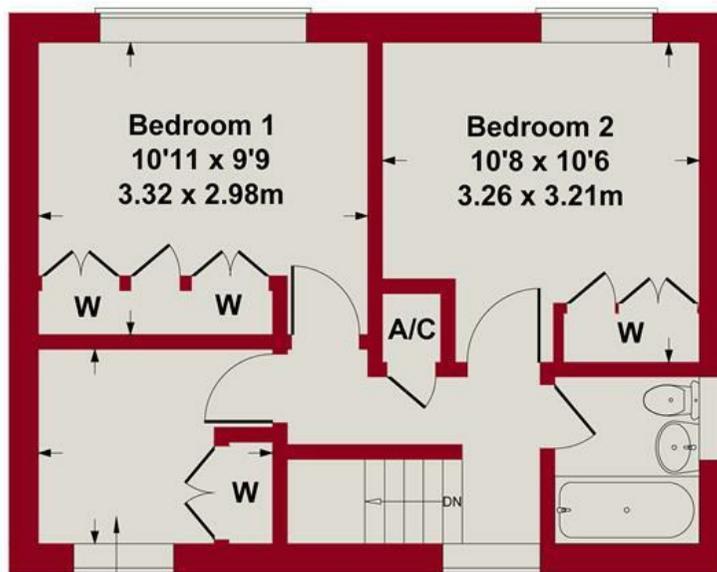




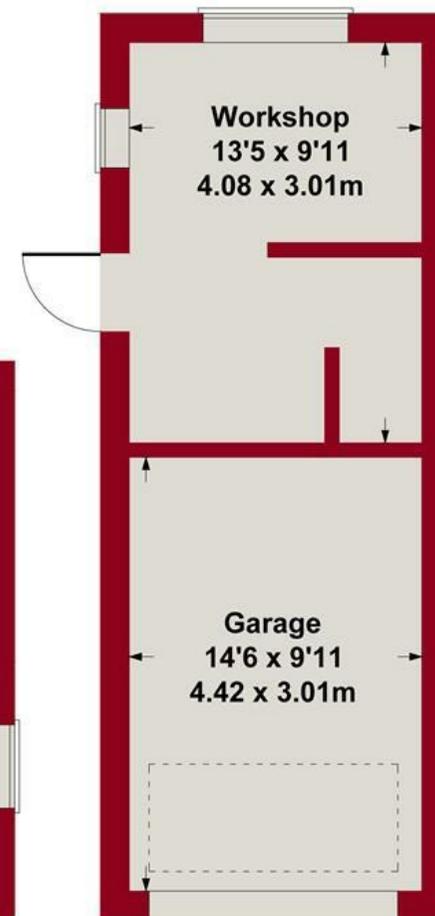
Approximate Gross Internal Area
1044 sq ft - 96.97 sq m



GROUND FLOOR



FIRST FLOOR

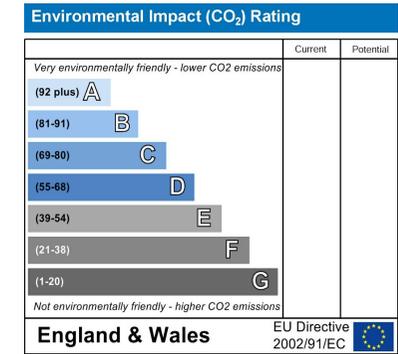
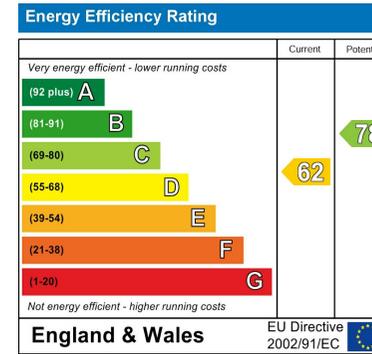


OUTBUILDING

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.

Copyright V360 Ltd 2022 | www.houseviz.com





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.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

17 Market Place,
Southwell NG25 0HE
Tel: 01636 816200
Email: southwell@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers