



**8 Leeks Close, Southwell, NG25 0BA**

**£190,000**

**Tel: 01636 816200**

- Attractive Retirement Bungalow
- Close to Local Amenities
- Hallway with Storage
- Kitchen
- Shower Room
- Highly Convenient Setting
- Chain Free | New Boiler 2025
- Lounge/Diner
- Single Bedroom
- Small Rear Courtyard Garden

Occupying a delightful and centrally located courtyard setting, this purpose built retirement bungalow is offered for sale 'chain free' and comes to the market with excellent potential for buyers to update to their own taste and specifications.

The accommodation includes an entrance hall with storage, a lounge/diner with patio doors onto the rear garden, kitchen, a single bedroom and a shower room.

Outside the property fronts an attractive courtyard style setting and includes gated access at the side leading to a small, low maintenance and private courtyard garden.

## ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance hall.

## ENTRANCE HALL

With a central heating radiator, access hatch to the roof space, and two useful built-in cupboards with hanging rail and shelving.

## LOUNGE

Having a uPVC double glazed leaded window to the front aspect, coved ceiling, a central heating radiator and uPVC double glazed sliding patio doors onto the rear garden.

## KITCHEN

Fitted with a range of base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset stainless steel single drainer sink, hot and cold taps and space for appliances including a gas cooker point and plumbing for a washing machine. New combination boiler fitted 2025.

## BEDROOM

A single bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a built-in double wardrobe with shelving.

## SHOWER ROOM

Fitted in white with a dual flush toilet, a pedestal wash basin with mixer tap and a quadrant shower enclosure with glazed sliding doors and Mira electric shower. The walls are fully tiled, there is a central heating radiator and a uPVC double glazed obscured window to the side aspect.

## GARDENS

There is a small lawned frontage with a paved pathway leading to the front door whilst to the rear with timber gated side access is a small enclosed courtyard style garden edged with planted borders being mainly paved and including a small garden shed.

## COUNCIL TAX

The property is registered as council tax band B.

## VIEWINGS

By appointment with Richard Watkinson & Partners.

## ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk/#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

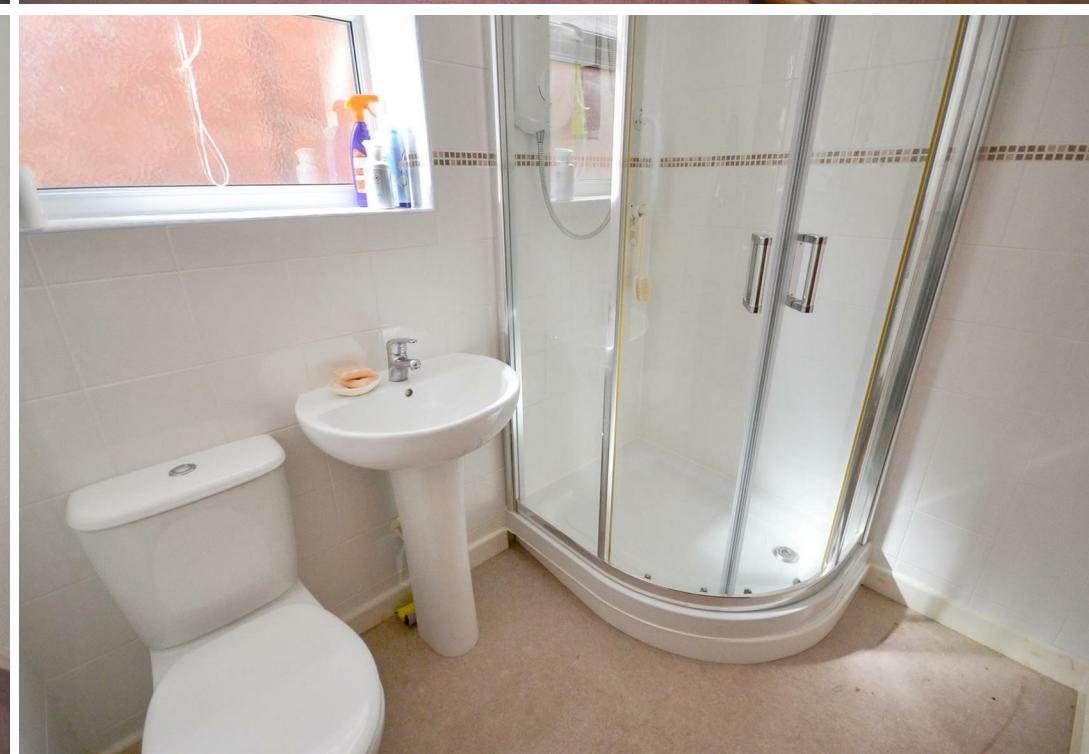
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

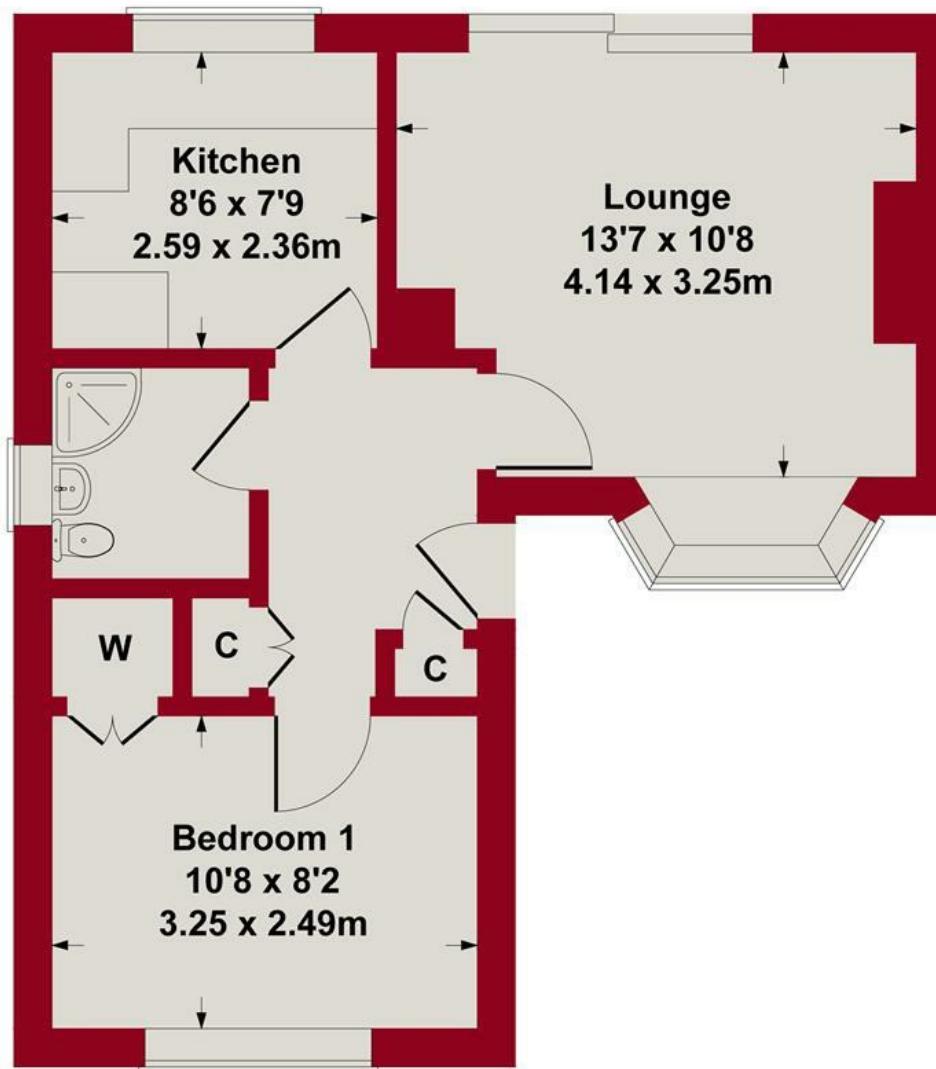
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>





Approximate Gross Internal Area  
419 sq ft - 39 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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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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