BURGIN ATKINSON
& COMPANY

76 Lawnwood Avenue

Elkesley, Retford, DN22 8AF

£190,000

4 1 1 B

FOUR BEDROOM SEMI-DETACHED FAMILY HOME - WELL PRESENTED THROUGHOUT - SPACIOUS LIVING ROOM - AIR SOURCE HEAT PUMP - PROPERTY OWNED SOLAR PANELS - LARGE PRIVATE DRIVEWAY - FRONT AND REAR GARDEN - EXTERNAL SHED SPACE - DOWNSTAIRS W/C- MODERN FAMILY BATHROOM - EPC RATED B - COUNCIL TAX BAND A

Description

This lovely four bedroom, semi detached property is situated in the quiet village of Elkesley. Elkesley offers a range of local amenities including a school, Parish Church and a Starbucks, with good transport links provided by the A1 motorway network. Retford is also a short drive away offering amenities such as supermarkets, shops, restaurants and bars.

Internally, this property begins in the welcoming entrance hall which provides access into the spacious living room which features a fitted log burner giving this room a cosy feel. The living room has a set of double doors leading on to the rear garden. Resuming in the entrance hall, at the end of the hallway is the large open plan kitchen/diner. The kitchen hosts a bespoke fitted set of units and worktops. The kitchen also offers an integrated extraction fan and electric hob and oven. The kitchen has a set of fitted double doors that open out onto the rear garden giving a lovely open and bright feature to the kitchen. Also to the ground floor is a w/c.

To the first floor you will find three double bedrooms and a fourth smaller bedroom which is still of a good size, perfect for a nursery or office. The main family bathroom is modern and offers a rainfall shower, over a panelled bath, a hand wash basin and w/c. Bedroom one offers two floor to ceiling built in wardrobes providing ample storage space.

Externally, the property offers generously sized front and rear gardens. The front garden hosts a lawned area with a patio pathway leading from the street to the front door and round the side of the property, connecting with the driveway. The drive is situated to the right of the property and provides off road parking facilities for numerous vehicles. Towards the end of the driveway there are two large sheds, supplying either workshop space or storage space. The driveway is separated from the rear garden by a set of double wooden gates. The rear garden has a detailed patio area positioned outside of the double doors leading from both the kitchen and living room. Towards the rear of the plot is a lawned area featuring a flower border and is enclosed with wooden fence panelling.

Viewings are advised for this property to appreciate the spacious yet homely feel this house has to offer.

Hallway 11'8" x 6'2" (3.57m x 1.90m)

Hallway 7'4" x 10'0" (2.25m x 3.05m)

Living Room 11'6" x 19'9" (3.51m x 6.02m)

Kitchen 12'6" x 10'5" (3.82m x 3.20m)

Bedroom One 9'3" x 10'11" (2.84m x 3.35m)

Bedroom Two 10'0" x 9'10" (3.07m x 3.02m)

Bedroom Three 7'2" x 9'10" (2.19m x 3.01m)

Bedroom Four 9'5" x 8'9" (2.88m x 2.68m)

Bathroom 7'3" x 5'8" (2.23m x 1.74m)

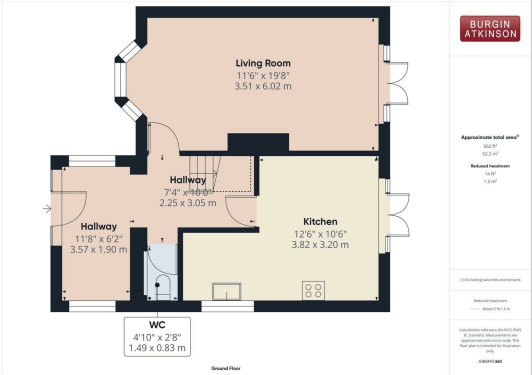
Landing 10'5" x 2'9" (3.20m x 0.84m)

General Remarks & Stipulations

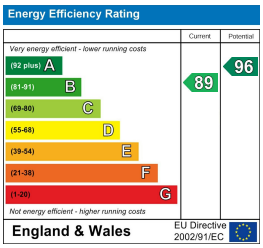
Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.
Services: Mains water, electricity and drainage are connected along with an air source heat pump system. The property has its own, owned outright solar panels. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.
General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

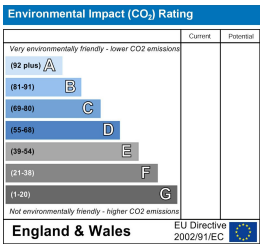
Area Map

Floor Plans



Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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