

BURGIN ATKINSON

& C O M P A N Y



BURGIN
ATKINSON

67 Lawnwood Avenue

Elkesley, Retford, DN22 8AF

£210,000



PERFECTLY PRESENTED 3 BED SEMI DETACHED HOME ON A SIZEABLE PLOT - SINGLE STOREY EXTENSION CREATING ADDITIONAL LIVING SPACE - SPACIOUS KITCHEN DINER + SNUG - MODERN FAMILY BATHROOM - LANDSCAPED REAR GARDEN - SPACIOUS DRIVEWAY - EPC : TBC



BURGIN
ATKINSON

BURGIN
ATKINSON

BURGIN
ATKINSON

Description

This attractive three 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 yet cosy living room. This room features a brick fireplace with lighting, a ceiling fan with lighting and a large front aspect window allowing an abundance of natural light through. The kitchen diner offers integrated appliances including a 'Halogen' hob and oven, fitted units and worktops with wall tile splashbacks to compliment worktop spaces, as well as plumbing and electrics for a dishwasher, washer, dryer and a fridge freezer. The ceramic tiled flooring flows into the ground floor extension. The snug area offers seven large tilt opening windows which maximise airflow and natural light, as well as a door leading into the rear garden.

To the first floor, you will find bedroom one which is a double and fitted with a ceiling fan and light along with a built in storage cupboard. Bedroom two is also a double and fitted with laminate flooring whilst also containing a ceiling fan with light. Bedroom three is still of a good size and hosts built in mirrored wardrobes and laminate flooring, also with a ceiling fan and light. The family bathroom is modern and offers matching porcelain tiled floors and walls, a low rise walk-in thermostatically controlled rainfall shower with glass screen, a hand wash basin fitted into a vanity unit, a matching built in storage unit and w/c.

Externally, the extensive South-West facing rear garden benefits from plenty of natural light and sunshine. The rear garden offers Indian stone paving and patio surrounds the rear and sides of the property. A second raised Indian stone patio compliments the feel and provides additional outdoor family space. Golden gravel covers the remainder of the outdoor space to ensure minimal maintenance.

The front of the property, the home is accessed via wooden farm style gates which lead you to the spacious, block paved driveway suitable for two vehicles. A steal and composite side gate leads you down the side of the property. To the rear of the plot, you will find double gates that access further parking on Lawnwood Lane, this may be suitable for caravan storage.

Additional Features Include;

- Part Boarded Loft with easy access fold up ladders
- Upgraded pressurised water systems with emersion heater
- Fencing the full way round the property for additional privacy and security
- Motion sense security lighting to the front and rear

To book a viewing, please give us a call on 01777 712611.

Living Room 11'0" x 14'6" (3.36 x 4.44)

Kitchen Diner 10'2" x 21'1" (3.10 x 6.43)

Snug 11'1" x 8'3" (3.39 x 2.53)

Bedroom One 11'3" x 10'4" (3.43 x 3.17)

Bedroom Two 10'2" x 12'6" (3.11 x 3.82)

Bedroom Three 7'1" x 8'7" (2.18 x 2.63)

Bathroom 5'6" x 8'2" (1.70 x 2.51)

General Remarks & Stipulations

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 a mains gas central heating system. 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.

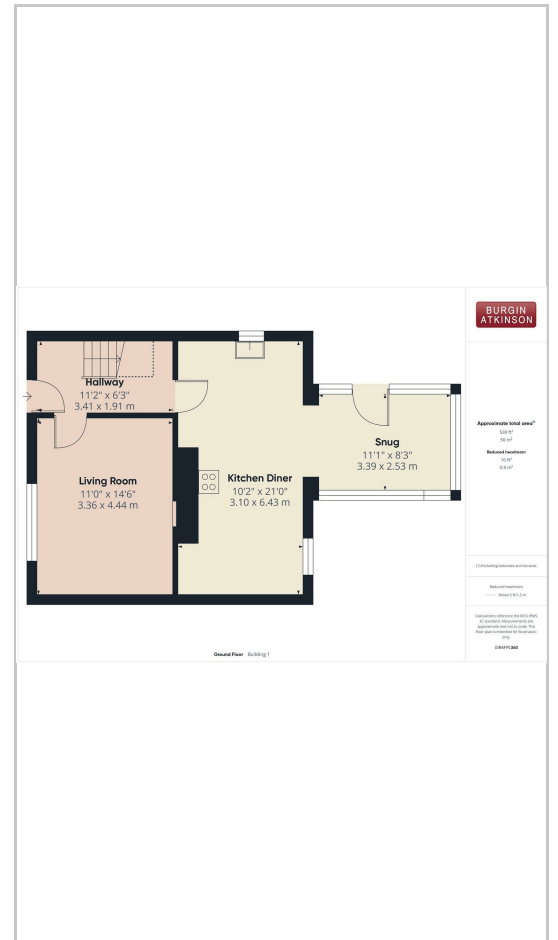
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

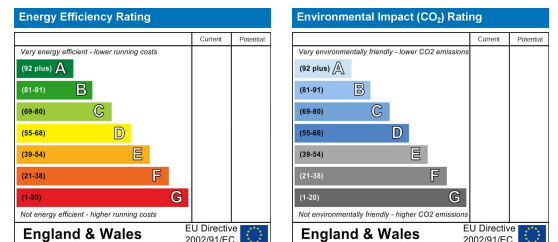
Area Map



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.