



6 BLACKSTOPE LANE, RETFORD
£250,000

BROWN & CO

6 BLACKSTOPE LANE, RETFORD, NOTTINGHAMSHIRE,

DESCRIPTION

An extended and most versatile detached bungalow enjoying forward views over the Chesterfield Canal basin and lying within comfortable reach of town centre amenities.

The extensions to the property permit flexible living arrangements making it ideal for relaxation, study, hobbies and enjoyed by visiting family.

To the front there is a reception study hall, suitable for sitting and enjoying the Canal views off which there is a good lounge with focal fireplace having open living flame gas fire. The dining kitchen has a good range of shaker style units with appliances and for convenience there is an additional side porch giving access to the driveway. The two bedrooms are both a good size, one of which has a conservatory leading off. The shower room is refitted and appointed in an attractive contemporary style.

The property nestles nicely on an appealing plot with the front hard landscaped for ease of maintenance. A gated driveway facilitates off road parking and leads to the extra length garage to the front of which is a covered carport arrangement. The garage is linked to the bungalow by a useful covered walkway.

The rear garden is enclosed featuring patio areas, lawns and summer house. The grounds are enjoyable for interest but of manageable proportions.

LOCATION

The property enjoys frontage to Blackstope Lane, which has the dual benefit of being close to open countryside with views over the Chesterfield Canal facilitating pleasant tow path walks, yet is also within close proximity of the town centre and its amenities.

Transport links in the area generally are excellent, with the A1M lying to the west from which the wider motorway network is available, the town has a direct rail service into London Kings

Cross (approx. 1hr 30 mins) and air travel is convenient via nearby Doncaster Sheffield international airport. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leaving Retford town centre Market Square via Grove Street, proceed over the traffic lights to continue along Grove Street. Proceed over the hump back Canal bridge but turn immediately left onto Blackstope Lane and No. 6 is the first bungalow on the right.

ACCOMMODATION

RECEPTION HALL/STUDY 11'0" x 6'0" (3.33m x 1.84m) multi functional entrance space ideal for study, sitting, views over the Canal basin. Radiator. Sliding UPVC double glazed patio doors open to

LOUNGE 16'8" x 11'10" (5.09m x 3.62m) the focal point of which is an attractive contemporary stone style fireplace with open living flame gas fire. Wood laminate floor covering, radiator.



DINING KITCHEN 14'4" to 16'0" x 11'10" (4.37m to 4.87m x 3.62m) comprehensively appointed with a range of attractive shaker oak style units to wall and floor level, base cupboards surmounted by

wood block effect working surfaces with tiled splashbacks to coordinate, sink unit. Range of appliances including double oven, electric hob with extractor over, fridge, further appliance recess with plumbing for washing machine, dual aspect radiator.



SIDE PORCH with external door to driveway.

INNER HALL useful cloaks cupboard also hosting Ideal gas fired central heating boiler.

BEDROOM ONE 16'6" x 10'5" (5.04m x 3.20m) rear aspect window, wood laminate floor covering, radiator.



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BEDROOM TWO 16'10" x 9'0" (5.14m x 2.73m) with wood laminate floor covering, radiator. UPVC double glazed patio door to



CONSERVATORY 9'2" x 7'2" (2.80m x 2.17m) brick base with timber double glazed upper levels below polycarbonate roof. External door to rear patio and garden, wood laminate floor covering.

HOUSE SHOWER ROOM refitted in an attractive contemporary style with generous 1750 showering enclosure with frameless screening, mermaid boarding, overhead deluge rainfall shower with additional handset. Range of high gloss contemporary units hosting basin and concealing cistern to wc. Tiled walls and flooring in natural tones to coordinate, access hatch to roof void, linen cupboard, radiator.



OUTSIDE

The property occupies a delightful plot in close proximity to town centre amenities.

To the front there is a garden set behind low level brick built walling, landscaped for ease of maintenance with feature artificial turf lawn and perimeter crushed slate bed with shrubs.

Double gates open to a concrete driveway from which a patio flows to the reception porch. The driveway continues by the side of the property beneath covered **CARPORT** and terminating at the **BRICK BUILT EXTRA LENGTH SINGLE GARAGE 23'10" x 8'6" (7.28m x 2.60m)** with double doors. The garage is linked to the property by a gated covered walkway and has a further lean-to brick built Store to the rear.

The rear garden is enclosed with a paved patio adjacent to the rear elevation, lawned garden beyond with central paved pathway leading to a **SUMMER HOUSE** with front paved sitting out area.



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 C.

Services: Please note we have not tested the services or any of the equipment 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. Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

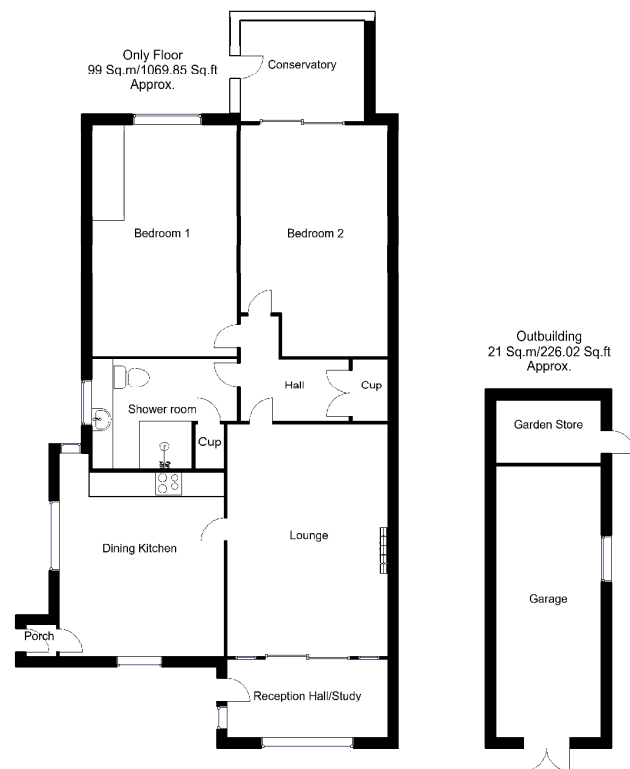
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in March 2021.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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