



GLENEESH, FOREST LANE, WALESBY
£500,000

BROWN & CO

GLENEESH, FOREST LANE, WALESBY, NEWARK, NOTTINGHAMSHIRE, NG22 9PF

DESCRIPTION

A substantial and deceptive detached modern family home in small and popular village location with enclosed rear garden overlooking fields. Three good sized reception rooms plus an additional home office as well as en suite facilities to two of the bedrooms, ample parking and viewing is strongly recommended.

LOCATION

Walesby is a small village to the south of Retford with local amenities yet accessible to the larger towns of Retford and Newark which both provide comprehensive shopping, recreational and leisure facilities and a mainline railway stations to London. The A1 is also within comfortable distance. Walesby is surrounded by open countryside with Clumber Park and Rufford Park available for walks.

DIRECTIONS

Description From Retford proceed south passing through the hamlet of Eaton, as you enter Gamston turn right onto Rectory Lane, stay on this road driving across the A1. As you enter Walesby, Forest Lane is the first turning on the right where Gleneesh will be found on the left hand side.

ACCOMMODATION

COVERED ENTRANCE with recessed lighting and brick pillars. Half glazed UPVC door into

GOOD SIZED ENTRANCE HALL moulded skirtings, dado rail, under stairs storage area, dog legged turning staircase to first floor.

CLOAKROOM white low level wc, pedestal hand basin, ceramic tiled floor, part tiled walls, extractor.

LOUNGE 22'6" x 14'6" (6.89m x 4.46m) dual aspect to front and side, the front being a square double glazed bay window with views to the front garden and playing fields in front. Wood moulded skirtings, dado rail, wall light points, TV and telephone points, wall mounted log effect electric fire, glazed double doors to



FAMILY ROOM 14'6" x 10'7" (4.46m x 3.25m) moulded skirtings, dado rail, TV aerial lead, double glazed sliding doors to



GARDEN ROOM 18'5" x 10'9" (5.63m x 3.31m) three high level double glazed windows overlooking garden and sliding patio doors into the garden, raised partly vaulted ceiling with exposed ceiling timber, Velux windows, eyeball downlighting, moulded skirtings.



KITCHEN BREAKFAST ROOM 23'3" x 12'3" (7.10m x 3.74m)

Kitchen Area double glazed window. An extensive range of oak base and wall mounted cupboard and drawer units with integrated dishwasher, fridge, space and plumbing for washing machine and one further appliance, space for range style cooker with burgundy coloured Rangemaster double width extractor canopy, 1 1/4 sink drainer unit with mixer tap, ample quartz working surfaces, part tiled walls, concealed lighting to the wall cupboards, recessed lighting over the sink, central fan/ceiling light, ceramic tiled flooring, space for American style fridge with cupboards above and additional storage cupboard, TV aerial lead, door to utility room, ceramic tiled flooring.



29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

Breakfast Area double glazed French doors into the garden.

UTILITY ROOM 11'4" x 7'0" (3.47m x 2.14m) rear aspect half glazed obscure UPVC door and matching window to garden, single stainless steel sink drainer unit with space below for two appliances, range of white wall mounted and base cupboard and drawer units, part tiled walls, working surfaces, ceramic tiled flooring, floor standing oil fired central heating boiler, moulded skirtings, extractor, door to double garage.

STUDY 12'2" x 10'10" (3.73m x 3.34m) front aspect double glazed Oriel bay window, moulded skirtings, TV aerial lead and telephone point.

FIRST FLOOR

SPACIOUS LANDING double glazed cathedral style window overlooking garden and fields. Moulded skirtings, dado rail, access to part boarded loft with ladder and light, central heating thermostat. Airing cupboard housing Megaflow Heatrae Sadia cylinder with water softener, timer programmer and a range of shelving.

MASTER BEDROOM 16'6" x 13'6" (5.06m x 4.14m) front aspect double glazed window with views to the front garden and adjoining playing field to the front, range of built in bedroom furniture with ample hanging and shelving space, matching kneehole dressing table unit with drawer and display above, range of matching chest of drawer side units, access to eaves storage, moulded skirtings, TV aerial point, door to

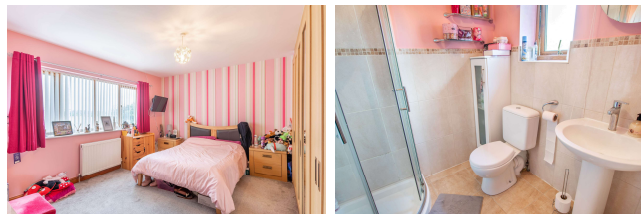


WALK IN WARDROBE with hanging and lighting. Door to

EN SUITE SHOWER ROOM side aspect obscure double glazed window, corner tile enclosed shower cubicle with glazed screen, mains fed shower with handheld shower attachment and raindrop

overhead shower, low level wc, pedestal hand basin, ceramic tiled flooring, part tiled walls, extractor, chrome towel rail radiator.

BEDROOM TWO 14'6" x 14'2" (4.46m x 4.33m) maximum dimensions, front aspect double glazed window with views to the front and playing field, range of bedroom furniture incorporating central mirrored fronted wardrobe with ample hanging and shelving space, TV aerial point, door to



EN SUITE SHOWER ROOM front aspect obscure double glazed window, corner tile enclosed shower cubicle with glazed screen, mains fed shower with handheld shower attachment and raindrop overhead shower, low level wc, pedestal hand basin, ceramic tiled flooring, part tiled walls, extractor, chrome towel rail radiator.

BEDROOM THREE 12'3" x 10'9" (3.75m x 3.33m) rear aspect double glazed window with views to front and adjoining playing fields, TV aerial lead.

BEDROOM FOUR 12'2" x 10'9" (3.73m x 3.31m) rear aspect double aspect window with views to garden and fields beyond, moulded skirtings.

BEDROOM FIVE 14'7" x 12'3" (4.48m x 3.76m) rear aspect double aspect window with views to garden and fields beyond, moulded skirtings.

FAMILY BATHROOM 11'4" x 7'9" (3.48m x 2.41m) good size, side aspect obscure double glazed window, five piece suite with wood grain effect panel enclosed bath with contemporary taps, vanity unit with inset sink and contemporary mixer tap, low level wc with concealed cistern, bidet with mixer tap all set within wood grain effect cupboard and drawers. Display shelving above, wall mounted mirror/light, walk in tile enclosed shower cubicle with glazed screen and mains fed shower with handheld attachment

OUTSIDE

The front of the property is fenced to both sides. Brick and railed walling to the front which is sculptured. Wrought iron gates leading to the front garden which has been tarmacked and provides parking for numerous vehicles, an area of block paving, oil tank, access to the **INTEGRAL DOUBLE GARAGE 18'6" x 17' (5.68m x 5.19m)** with twin electrically operated roller doors, power and lighting, return door to utility room.

The rear garden has access from the side of the property and is divided into distinct areas. Fenced to all sides, good paved patio area with brick wall surround with power and lighting, fenced low maintenance play area which is rubber barked and astro turfed with block paving. The majority of the garden is lawned with additional raised patio area with space for hot tub, established shrub bushes around the edging and space for small timber shed/summer house/greenhouse.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Newark & Sherwood Council that this property is in Band F.

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.

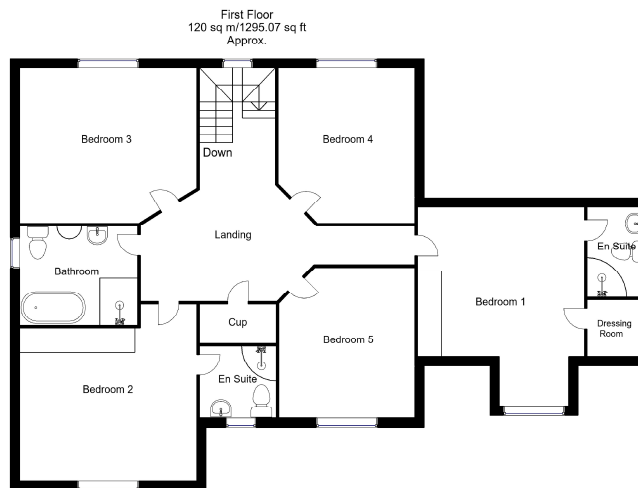
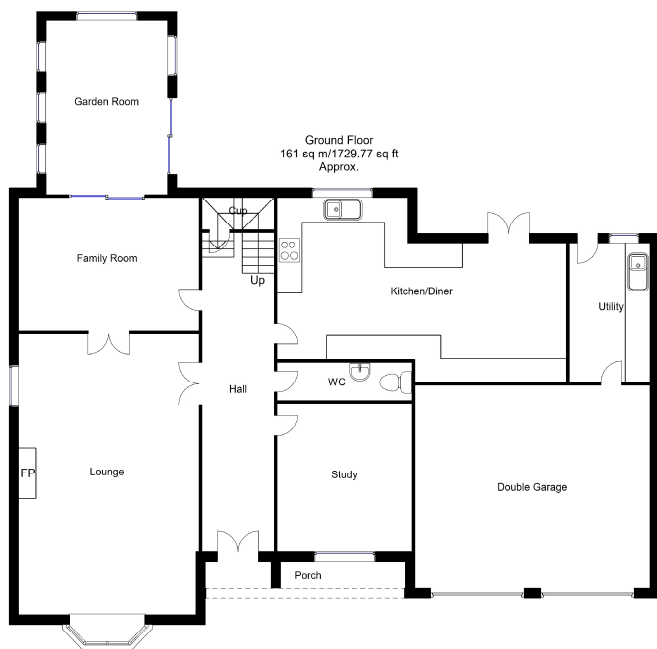
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

These particulars were prepared in July 2021.

BROWN & CO



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			88
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			69
G (1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

BROWN & CO