



12 THE LAURELS RETFORD

Semi-detached Grade II listed barn conversion with the characteristics you would expect from an older listed building with modern contemporary living. The ground floor has a large WC which was originally designed to be a shower room, as well as offering an open plan living/dining/kitchen area. To the first floor are 3 bedrooms and a family bathroom. The Master bedroom is substantial and has its own dressing area and en suite.

£215,000

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BROWN & CO

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12 THE LAURELS, RETFORD, NOTTINGHAMSHIRE, DN22 7ZG

LOCATION

The property is within comfortable reach of the local Ordsall amenities including shops, Post Office, junior schooling and leisure centre. Secondary schools and Post 16 Educational establishments are also within comfortable reach and the Retford town centre amenities are a short car journey away.

The area in general has excellent communication links with the A1M lying just to the west and the town has a mainline railway station on the London to Edinburgh Intercity Link.

DIRECTIONS

From our offices on Grove Street, turn right onto Arlington Way. Proceed through the first set of lights and at the second set of lights, turn left onto London Road heading south out of Retford. At the Whitehouses roundabout, turn right onto Whitehouses Lane, over the bridge turn right onto High Street. Follow the road around to the left hand bend and The Laurels will be found on the right hand side.

ACCOMMODATION

Double glazed French door with slimline window to the side leading into

ENTRANCE HALL with dark oak coloured flooring, moulded skirtings, stairs to first floor landing with under stairs storage, built in cupboard housing wall mounted gas fired central heating boiler and storage.

CLOAKROOM white low level wc, pedestal hand basin with tiled splashback, oak coloured flooring, extractor. Ample space for cupboard for cloaks.

OPEN PLAN LIVING DINING KITCHEN 18'0" x 17'0" (5.49m x 5.18m)

KITCHEN cream coloured base and wall mounted cupboard and drawer units, single stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine and dishwasher, built in Neff electric oven with four ring Indesit hob above with stainless steel splashback and stainless steel Neff extractor canopy, dark wood effect working surfaces, tiled upstands, space for upright fridge freezer, additional storage cupboard. The kitchen leads through into

LIVING DINING ROOM oak coloured flooring, good sized double glazed window with deep sill overlooking the garden and smaller window to the front. Oak coloured flooring, TV and telephone points.

FIRST FLOOR LANDING access to roof void.

MASTER BEDROOM 17'0" x 12'0" (5.18m x 3.66m) two high level Velux windows and one front aspect double glazed window, TV point, leading to

DRESSING AREA with recessed lighting and a full length range of part mirror fronted built in wardrobes with ample hanging and shelving space, access to

IMPORTANT NOTICES

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EN SUITE SHOWER ROOM corner tile enclosed shower cubicle with glazed screen, mains fed overhead raindrop shower, white low level wc, pedestal hand basin with tiled splashback, extractor.

BEDROOM TWO 9'0" x 8'0" (2.74m x 2.44m) front aspect double glazed window with deep sill.

BEDROOM THREE 8'0" x 8'0" (2.44m x 2.44m) maximum, front aspect floor level double glazed window, slightly irregular in shape.

FAMILY BATHROOM three piece white suite with panel enclosed bath and contemporary mixer tap/shower attachment, low level wc, pedestal hand basin with contemporary mixer tap to match and tiled splashback, extractor.

OUTSIDE

The garden is to the front of the property and is accessed by shared paved pathway with picket style fence leading into your private garden. The garden is fenced to all sides with a good area of lawn, paved patio housing a small timber shed and raised decked area, raised shrub beds and borders, external water supply and lighting. Tandem parking, one space of which is covered under the coach house with an immediate space behind.

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 B.

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 finalizing 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.

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.

These particulars were prepared in February 2022.

First Floor



Ground Floor

