



9 MONSELLA GROVE, RETFORD
OFFERS OVER £415,000

BROWN & CO

9 MONSELLA GROVE, RETFORD, NOTTINGHAMSHIRE, DN22 7XB

DESCRIPTION

A recently constructed four bedroom detached family home built by Harron Homes to their Warkworth design and this benefits from two reception rooms as well as a modern breakfast kitchen. There is an integral double garage, good sized rear garden with views to fields to the rear and being located in this small, favoured cul-de-sac on the edge of this modern development. The owners paid for additional upgrades on tiling and integrated appliances. There is the remainder of the LDBC 10 year warranty.

LOCATION

Monsella Grove is situated on the southern fringes of Retford town centre which provides comprehensive shopping, leisure and recreational facilities as well as schools for all age groups. Monsella Grove will be in the Bracken Lane Primary School catchment area. There is a local Lidl and Asda on the move store on London Road and the A1 and A57 are easily accessible linking to the wider motor network. Retford also boasts a mainline railway station on the London to Edinburgh intercity link.

DIRECTIONS

From our offices on Grove Street turn left onto Arlington Way. At the second set of lights turn left onto London Road and head south. Take the left turn onto Bacopa Drive, follow the road around to the right and then the first right onto Snowden Drive. Monsella Grove is the last turning onto Monsella Grove where no. 9 will be found immediately opposite.

ACCOMMODATION

Covered entrance with outside tubular lighting and part glazed composite door into

ENTRANCE HALL stairs to first floor landing, moulded skirtings, central heating thermostat control. Ceramic tiled flooring, double doors into

LOUNGE 16'0" x 11'8" (4.89m x 3.59) measurements exclude front aspect double glazed bay window with fitted shutters, moulded skirtings, TV and telephone points, glazed door to



BREAKFAST KITCHEN 18'0" x 12'0" (5.50m x 3.70m)

Breakfast Area double glazed UPVC French doors leading into the garden, ceramic tiled flooring, moulded skirtings and TV point. Opening into

Kitchen rear aspect double glazed window. A good range of dove grey base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink drainer unit with mixer tap, integrated dishwasher, fridge, freezer and Zanussi double oven/grill. Five ring Zanussi gas hob with glass and stainless steel extractor canopy over, ample working surfaces with matching upstands, ceramic tiled flooring, glazed double doors into



FAMILY ROOM 12'2" x 10'8" (3.72m x 3.29m) double glazed rear aspect window overlooking the garden, moulded skirtings, wood grain laminate flooring, telephone point.



UTILITY ROOM 8'8" x 5'10" (2.67m x 1.82m) half glazed composite door to the garden, integrated washer dryer, space for further appliance, working surfaces and matching upstand, telephone point, moulded skirtings, ceramic tiled flooring, return door to garage.

CLOAKROOM rear aspect obscure double glazed window, white level wc, corner pedestal hand basin with mixer tap, ceramic tiled flooring, part tiled walls, extractor.

FIRST FLOOR

GALLERIED LANDING front aspect double glazed window with fitted venetian blinds, moulded skirtings, access to roof void by way of ladder and part boarded and housing the gas fired central heating boiler, built in airing cupboard with Tribune Kingspan hot water cylinder.

BEDROOM ONE 16'2" x 10'8" (4.94m x 3.29m) rear aspect double glazed window with views to garden and fields beyond, moulded skirtings, TV and telephone points, arch to

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



DRESSING ROOM AREA with two sets of double mirror fronted wardrobes with sliding doors and ample hanging and shelving space, recessed lighting. Door to

EN SUITE SHOWER ROOM 8'9" x 4'8" (2.70m x 1.47m) rear aspect obscure double glazed window, walk in tile enclosed shower cubicle with sliding glazed doors, raindrop shower head and handheld attachment. White pedestal hand basin with mixer tap and low level wc, tiled walls, ceramic tiled flooring, chrome towel rail radiator and extractor.

GUEST BEDROOM TWO 12'0" x 11'9" (3.68m x 3.61m) front aspect double glazed window, moulded skirtings, TV point, door to



EN SUITE SHOWER ROOM 8'0" x 4'8" (2.46m x 1.47m) side aspect obscure double glazed window, walk in tile enclosed shower cubicle with sliding glazed screen, handheld shower attachment, white low level wc and pedestal hand basin with mixer tap. Tiled walls, ceramic tiled flooring, recessed lighting, extractor and shaver socket.

BEDROOM THREE 12'4" x 9'0" (3.79m x 2.75m) rear aspect double glazed window with views to the garden and fields, moulded skirtings.

BEDROOM FOUR 9'8" x 9'2" (2.99m x 2.80m) rear aspect double glazed window with views to the garden and fields, moulded

skirtings, telephone point, built in double wardrobe with sliding soft close doors, hanging and shelving space.

FAMILY BATHROOM 9'0" x 6'0" (2.76m x 1.87m) front aspect obscure double glazed window, four piece white suite with panel enclosed bath, corner mixer tap, large wall mounted mirror, white low level wc, vanity unit with mixer tap and white soft close drawers below, separate tile enclosed shower cubicle with glazed screen, handheld shower attachment, mains fed shower, recessed lighting, ceramic tiled floor, tiled walls, chrome towel rail radiator, extractor.



OUTSIDE

The front of the property is open planned and laid to lawn. There is a block paved herringbone style driveway with space for two vehicles. Pedestrian access to the side leading to the garden and the driveway leads to **INTEGRAL DOUBLE GARAGE 19'8" x 16'3" (6.02m x 4.98m)** with metal up and over door, power, lighting, return door to utility room and houses the wall mounted gas fired central heating boiler.

The rear garden is fenced to all sides, full width paved patio with external lighting, electric socket and water supply, railway sleeper edging with step up leading to the main garden which is lawned with raised slated shrub beds and borders.

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 E.

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 May 2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B	64	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

