



26 THRUMPTON LANE, RETFORD
£180,000

BROWN & CO

26 THRUMPTON LANE, RETFORD, NOTTINGHAMSHIRE, DN22 6HS

DESCRIPTION

A Victorian style four bedroom end terraced house with two good sized reception rooms and modern breakfast kitchen. In addition, there is a ground floor bathroom, shower cubicle in the main bedroom, plus a cloakroom on the first floor, as well as a utility area and courtyard garden which has in the past had space for one vehicle.

LOCATION

Thrumpton Lane is within comfortable reach of town centre amenities, local schooling and the main line railway on the London to Edinburgh Intercity Link.

DIRECTIONS

Leaving Retford Market Square via Grove Street turn right at the traffic lights onto Arlington Way and proceed straight ahead at the crossroads of lights onto Albert Road. Take the second turning left into Thrumpton Lane and no. 26 will be found on the right hand side on the corner of Frederick Street.

ACCOMMODATION

Part glazed composite door into

SITTING ROOM 16'5" x 14'7" (5.03m x 4.49m) with double glazed side aspect window and rear aspect double glazed window, feature York stone fireplace with wooden mantle, wooden display shelving either side, raised quarry tiled hearth and gas point. Moulded skirtings and matching dado rail. Ornate corning, ceiling rose and decorative ceiling mouldings. Two display niches, TV aerial lead, stairs to first floor landing.



LOUNGE 14'7" x 12'3" (4.49m x 3.76m) dual aspect double glazed windows to front and side, period style skirtings, dado rail, ornate corning, ceiling rose and decorative ceiling mouldings. TV and telephone points. Small cupboard housing the gas meter.



BREAKFAST KITCHEN 11'7" x 9'6" (3.57m x 2.91m) side aspect double glazed window, part glazed UPVC door with obscure glass. An extensive range of base and wall mounted cupboard and drawer units, 1 ¼ sink drainer unit with mixer tap, integrated dishwasher below, built in fridge. Hotpoint whirlpool electric oven and grill, ample working surfaces, four ring gas hob with extractor above.



UTILITY side aspect double glazed window, space and plumbing for washing machine, working surface above, space for one further appliance and space for upright fridge freezer.

BATHROOM 7'8" x 6'5" (2.36m x 1.97m) side aspect obscure double glazed window. Three piece white suite with wood panel corner fitted bath with handheld mixer tap/shower attachment, electric shower, bifold glazed screen. Low level wc, vanity unit with inset sink and mixer tap, cupboards below. Tiled walls, ceramic tiled flooring, recessed lighting and extractor. Shaver socket/strip light.



FIRST FLOOR

LANDING moulded skirtings. Two double glazed windows (one of which is obscure). Door with stairs to the second floor.

SEPARATE WC white low level wc, vanity unit with mixer tap and cupboards below, built in floor to ceiling linen cupboard, wood panelled ceiling, access to roof void, wall mounted gas fired central heating combination boiler.

BEDROOM ONE 14'7" x 12'3" (4.49m x 3.76m) dual aspect double glazed windows to front and side. Wood effect laminate flooring, period style moulded skirtings, tile enclosed shower cubicle fitted over the stairs with chrome electric shower with handheld shower attachment and glazed screen. UPVC ceiling with recessed lighting, central ceiling fan/light, TV aerial lead.



BEDROOM TWO 11'7" x 9'6" (3.55m x 2.92m) rear aspect double glazed window, built in over stairs storage cupboard with light, hanging and shelving. Wood moulded skirtings.

BEDROOM THREE 9'9" x 7'2" (3.02m x 2.19m) rear aspect double glazed window with view to garden, range of built in slimline cupboards with overhead cupboards above, wood moulded skirtings, spotlight.



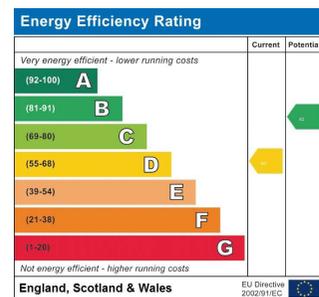
BEDROOM TWO

SECOND FLOOR

BEDROOM FOUR 19'5" x 9'8" (5.93m x 2.99m) maximum dimensions with reduced head height, rear and side aspect double glazed Velux windows, moulded skirtings, recessed lighting, access to eaves storage.

OUTSIDE

The rear garden is fenced and wall enclosed. There is a paved patio area and path leading to the rear of the plot. External lighting. Additional raised paved patio and the remainder of the garden has been pebbled for low maintenance. Please note there was off road parking at one stage on the garden by way of a dropped kerb from Frederick Street.



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 A.

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.

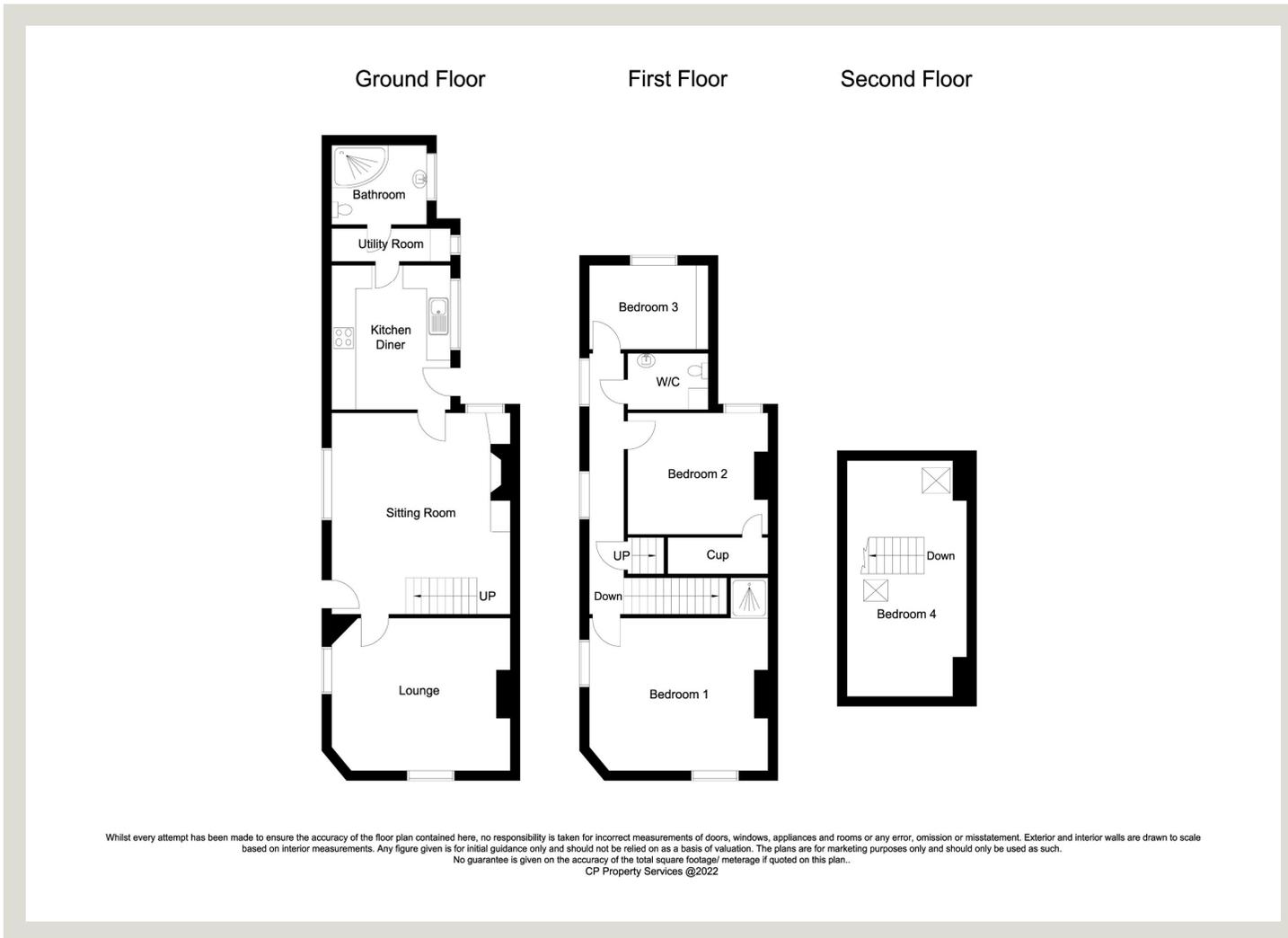
Viewing: Please contact the Retford office on 01777 709112.

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 2022.



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

