



EASTLYNN, FOUNTAIN HILL ROAD WALKERINGHAM

A detached bungalow built in 1980 and being sold for the first time since new. The property offers spacious accommodation with three double bedrooms, two separate good sized reception rooms and a breakfast kitchen. There is scope for some modernisation, subject to discerning purchasers choice. The bungalow sits on a good plot adjoining farmland with ample parking, two single garages and brick built outbuildings. Small rear garden.

£275,000

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BROWN & CO

Property and Business Consultants

EASTLYNN, FOUNTAIN HILL ROAD, WALKERINGHAM, DONCASTER, DN10 4LT

LOCATION

Walkeringham is a small village with local amenities and within comfortable distance of Retford and Doncaster, both providing comprehensive leisure and recreational facilities. There are schools for all age groups close by. Retford and Doncaster also provide rail links on the London to Edinburgh Inter City line.

DIRECTIONS

From our offices on Grove Street turn left at the traffic lights onto Arlington Way. Proceed through the first set of lights and at the second set of lights turn right onto Moorgate and head out of Retford towards Claborough. At the sharp right hand bend in Claborough turn left onto Main Street, Hayton. Continue through the village to the T-junction with the A631 dual carriageway. Turn right onto the dual carriageway. Take the first left onto Beacon Hill Road, proceed for approximately two miles, taking the third right onto Fountain Hill Road. At the sharp right and left hand bend, Eastlynn will be found on the left hand side.

ACCOMMODATION

Single obscure glazed door into

ENTRANCE PORCH with additional single glazed door into

ENTRANCE HALL with telephone point.

LOUNGE 14'9" x 13'9" (4.55m x 4.24m) dual aspect, double glazed wood framed windows to front and side, TV point, wall light points, central ceiling rose, obscure glazed double doors to

DINING ROOM 11'8" x 9'8" (3.58m x 2.98m) front aspect wood framed double glazed picture window, wall light points, TV aerial point.

BREAKFAST KITCHEN 11'7" x 10'0" (3.55m x 3.08m) side aspect wood framed double glazed window with views to farmland to the side. An extensive range of dark wood coloured base and wall mounted cupboard and drawer units, single stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine, ample marble effect working surfaces, built in Creda electric oven, four ring electric halogen hob, two sets of leaded light glazed display cabinets, marble effect breakfast bar, space for additional appliance. Part tiled walls, additional floor to ceiling built in shelved cupboards, extractor.

BEDROOM ONE 10'8" x 11'10" (3.30m x 3.65m) measured to front of range of full length mirror fronted fitted wardrobes with ample hanging and shelving space. Matching chest of drawers and dressing table unit. Rear aspect double glazed window with views to the garden and farmland.

BEDROOM TWO 12'9" x 11'10" (3.92m x 3.65m) rear aspect double

glazed window with views to the garden and farmland.

BEDROOM THREE 8'9" x 8'7" (2.72m x 2.66m) side aspect double glazed window.

BATHROOM 9'0" x 6'7" (2.77m x 2.05m) obscure double glazed window, three piece coloured suite with panel enclosed bath with handheld mixer tap/shower attachment, low level wc, pedestal hand basin, built in cupboard housing wall mounted gas fired central heating boiler and shelving. Tiled walls, access to roof void.

OUTSIDE

The front of the property is walled and fenced to all sides. Double wrought iron gates leading to the driveway with space for several vehicles. Brick built pitched roof **DETACHED SINGLE GARAGE 18'0" x 13'3" (5.49m x 4.05m)** with metal up and over door, power and light, windows and personal door to driveway. Two additional brick outbuildings with power and light. Small potting shed. Hedging to the side.

The rear garden is fenced and walled with external lighting and a good area of lawn. Additional external wc and storage shed.

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 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.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

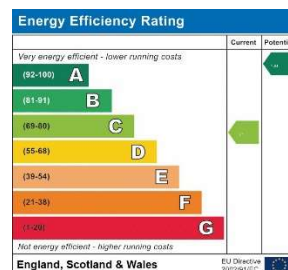
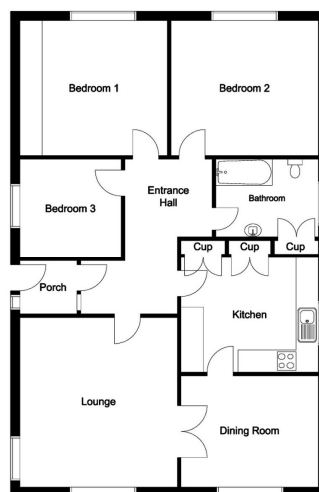
Viewing: Please contact the Retford office on 01777 709112.

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 specialize 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 August 2022.



IMPORTANT NOTICES

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