



TWIN OAKS, ELKESLEY  
£275,000

BROWN & CO



## TWIN OAKS, BROUGH LANE, ELKESLEY, RETFORD, NOTTINGHAMSHIRE, DN22 8BU

### DESCRIPTION

A detached bungalow in semi rural location with versatile accommodation throughout. The property offers scope for further extension, subject to planning consent, and Twin Oaks is set on an established plot of approximately of an acre. Ample parking and space for garage, subject to planning consent. The property has recently been redecorated throughout but does provide for the discerning purchaser scope for some further modernisation.

### LOCATION

Twin Oaks is located on the edge of this popular village in a semi rural location with field views to the front and rear and provides the opportunity to have chickens, ducks, geese etc. Elkesley is a small village located to the west of Retford town centre and has local school for junior and infants and a small convenience store. There is great accessibility to the A1 linking to the wider motorway network. Retford town centre and Tuxford, both within comfortable distance providing comprehensive and local amenities and Retford boasts a mainline railway station on the London to Edinburgh intercity link. Elkesley also gives good access to the local Tuxford Academy.

### DIRECTIONS

Go into Elkesley, proceed onto Lawnwood Road, bear right onto Lawnwood Avenue by the shop. At the end turn right onto Brough Lane, proceed along the unmade road passing Pepperley Mill Close on the right. Continue along and Twin Oaks will be found on the right hand side after The Bungalow.

### ACCOMMODATION

Covered entrance with three quarter glazed UPVC door to

**ENTRANCE VESTIBULE** with quarry tiled flooring, small paned glazed door to

**DINING HALL 14'5" x 11'9" (4.43m x 3.62m)** front aspect double glazed oriel bay window with views to garden and fields. Small

paned window overlooking the inner hallway, wall light points. Arch and step down to



**LOUNGE AREA 13'10" x 11'9" (4.25m x 3.62m)** front aspect double glazed oriel bay window. Feature York stone fireplace with raised quarry tiled hearth, space for log burner or open fire with brass canopy over and matching display. Wall light points. Door into



**INNER HALLWAY** access to roof void, partially boarded with light and ladder. Small paned half glazed door into

**FURTHER ADDITIONAL HALLWAY** with wall light points and central heating thermostat.

**KITCHEN BREAKFAST ROOM 12'6" x 9'9" (3.83m x 3.01m)** dual aspect to side and rear with double glazed windows. Half glazed UPVC door to garden. An extensive range of medium oak fronted base and wall mounted cupboard and drawer units. 1¼ stainless steel sink drainer unit with mixer tap, free standing Indesit dishwasher and free standing Tricity Bendix electric oven, extractor canopy. Ample working surfaces, part tiled walls, upright Whirlpool fridge freezer.



**BEDROOM ONE 15'2" x 12'0" (4.62m x 3.66m)** front aspect double glazed oriel bay window with views to the garden and fields. Door to



**EN SUITE BATHROOM** rear aspect obscure double glazed window. Three piece white with panel enclosed bath, low level wc, pedestal hand basin. Part tiled walls, ceramic tiled flooring.

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**BEDROOM TWO 10'9" x 9'9" (3.32m x 3.01m)** front oriel bay double glazed window with views to the fields.

**BEDROOM THREE 9'9" x 9'4" (3.01m x 2.85m)** rear aspect double glazed window with views to the garden.



**BEDROOM FOUR 9'3" x 8'8" (2.83m x 2.69m)** measured to front of full length fitted drawer and shelving unit. Rear aspect double glazed window with views to the garden.



**FAMILY SHOWER ROOM** fitted shelved cupboard. Additional shelved linen cupboard. Rear aspect obscure double glazed window. Tile enclosed shower cubicle, rear aspect obscure double glazed window, tile enclosed shower cubicle with mains fed shower, pedestal hand basin, low level wc. Ceramic tiled flooring, tiled walls, extractor.



**OUTSIDE**

Approached from Brough Lane is a gate leading into the sweeping drive providing ample off road parking. The front garden is mainly lawned with well stocked mature trees including conifers, oak and silver birch. The driveway continues to the rear of the property with further parking and subject to planning, space for a garage.

The rear garden is enclosed by high hedging, mature shrubs and fencing. The property does abut fields to the rear with additional side aspect lawn and small timber shed. Summer House (in need of some repair). Access to BOILER ROOM with floor standing oil fired central heating boiler, shelving and space and plumbing for washing machine.

**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 D.

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.

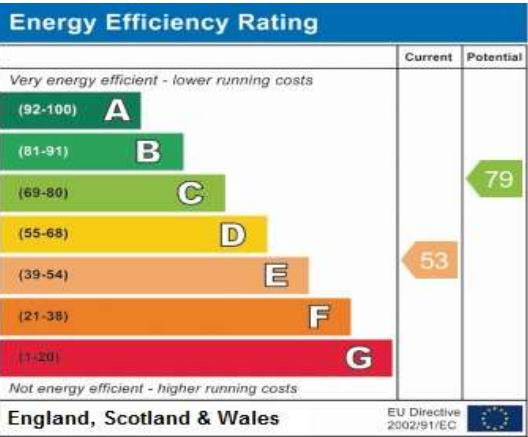
Viewing: Please contact the Retford office on 01777 709112.

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.

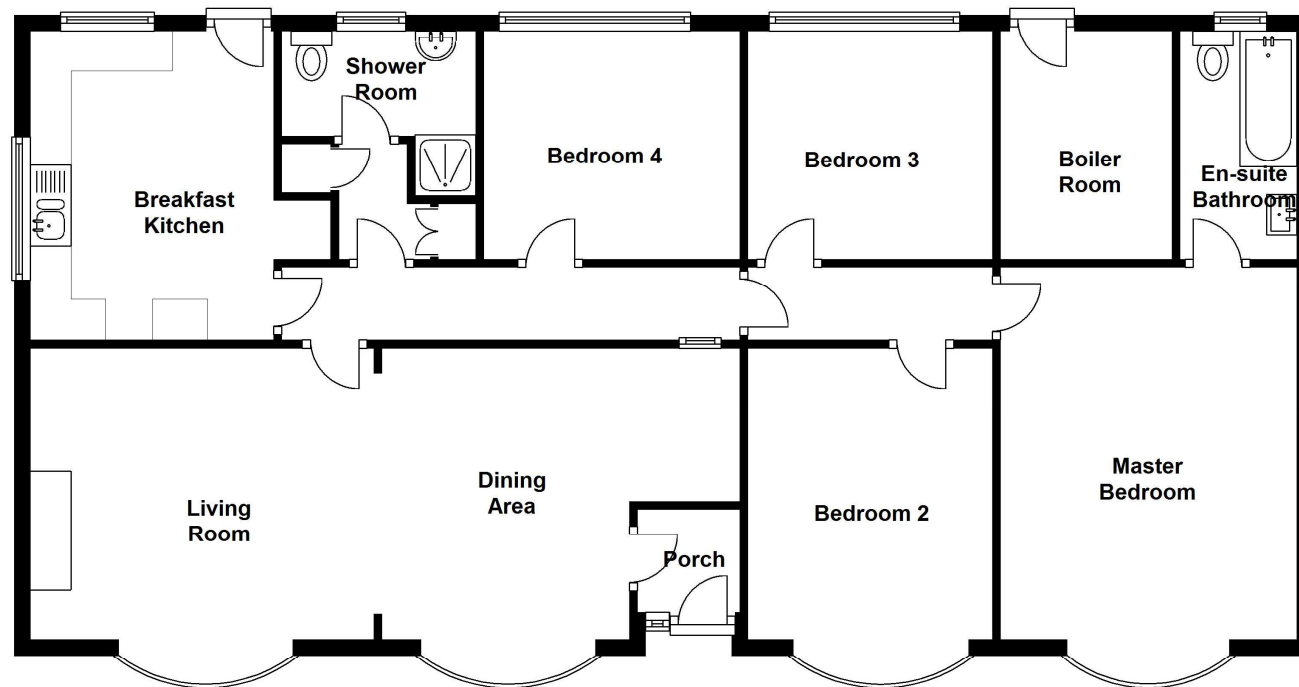
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them 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 November 2022.





## Ground Floor



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