



BLOSSOM COTTAGE, 62 BOLHAM LANE, RETFORD
£325,000

BROWN & CO

BLOSSOM COTTAGE, 62 BOLHAM LANE, RETFORD, NOTTINGHAMSHIRE, DN22 6SY

DESCRIPTION

An appealing and extremely attractive Victorian cottage, extended approximately 9 years ago and has recently undergone some refurbishment with a bespoke fitted navy blue coloured kitchen dining room with some integrated appliances. There is a separate sitting room with rustic fireplace with fitted log burner and over the next two floors there are three double bedrooms and a recently refitted four piece bathroom suite. The property is in a semi-rural location on the edge of Retford town centre and has a courtyard garden, garage plus parking and an attractive garden to the side.

LOCATION

Blossom Cottage is situated towards the end of Bolham Lane which is within comfortable distance of Retford town centre providing comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh link. Schooling for all age groups is within comfortable distance and the property offers views to the front onto open fields.

DIRECTIONS

[what3words///gates.topped.churn](https://www.what3words.com/gates.topped.churn)

ACCOMMODATION

Part glazed oak door into

KITCHEN DINING FAMILY ROOM 23'10" x 13'9" to 10'10" (7.30m x 4.23m to 3.35m)

Dining Family Room front aspect double glazed sash windows, feature fireplace with oak bressummer and fitted shelf with herringbone brick raised hearth and space for free standing log burner, TV aerial lead. Old fashioned school style radiator, part wood sleeper style wall, slate tiled flooring.

Kitchen Area rear aspect double glazed sash window overlooking the courtyard garden. Refitted approximately February 2022, inset enamel 1 ¼ sink with mixer tap, fitted quartz working surfaces with matching upstand and drainer. A selection of cupboard and

drawers, Integrated dishwasher. Fireplace recess which is pattern tiled with oak wooden bressummer and space for range cooker. Brick arch, built in larder cupboard with drawers. Central island with wood working surfaces, breakfast bar with cupboards below. Space for free standing fridge freezer, under stairs storage cupboard, oak door to porch, oak door to



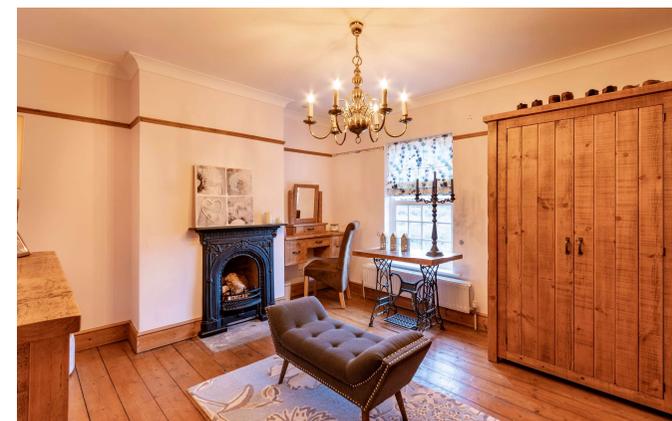
SITTING ROOM 14'6" x 11'3" (4.45m x 3.44m) triple aspect to front and side with views to fields and garden. Glazed double French doors into the courtyard, feature rustic fireplace with brick herringbone backing, slated hearth and log burner, oak bressummer, period style skirtings, exposed ceiling timbers, TV aerial point.



REAR PORCH half glazed stable door into the courtyard garden, slate flooring and stairs to

FIRST FLOOR GALLERY STYLE LANDING with additional stairs to the second floor, old fashioned school style radiator, period style skirtings, storage cupboard with hanging and shelving and housing the wall mounted gas fired central heating combination boiler. Wall light points.

BEDROOM TWO 13'10" x 11'9" (4.26m x 3.63m) front aspect wooden double glazed sash windows with views to fields to the front, feature Victorian style fireplace, stained wood exposed timber flooring. Period style skirtings, picture rail, TV aerial point.



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BEDROOM ONE 14'5" x 11'0" (4.43m x 3.44m) triple aspect, wooden double glazed sash windows to front, side and rear. The front offers views to the fields and side offering views to the garden, period style skirtings, vaulted ceiling, exposed ceiling timbers and TV point.



REFITTED BATHROOM rear aspect obscure double glazed sash window. Four piece white suite with roll top claw footed free standing bath with telephone style mixer tap shower attachment, oval shaped vanity unit with Victorian style mixer tap set onto wooden cupboard with storage below, low level wc. Walk in shower cubicle with glazed screen, mains fed shower with handheld attachment and raindrop shower head. Tiled walls, a range of slimline cupboards with shelving. Old fashioned school style towel rail radiator, slate flooring with matching skirtings.



SECOND FLOOR with Velux double glazed window. Wall light point.

BEDROOM THREE 12'8" x 13'3" (3.90m x 4.05m) Velux double glazed window to the front and side double glazed window overlooking the garden. Wall light points, eaves storage cupboard, TV aerial point.



OUTSIDE

The front garden has picket style painted fence and has shrub, rose beds and borders. Flagstone path to the front door with canopy and outside light. There is a small side garden with established shrub borders. Double wooden five bar gate giving access to the driveway which provides parking for two vehicles and leads to brick built **SINGLE GARAGE** with wooden opening doors, external lighting and pitched roof. There is an additional pebbled area of garden.

The main garden is to the side of the property and is screened by hedging, fencing and a bank. There is a large rockery with well established trees and shrubs. A good area of lawn, space for greenhouse and rockery to the end of the plot by way of a wooden pagoda with shrub and flower borders to the sides. Attached to the single garage is a brick built pitched roof **Store Room** which has space and plumbing for a washing machine, door giving access to the garage and both having power and light. From the utility room which has a single glazed window and door into the rear walled courtyard garden which is a really nice feature of the property.

External lighting and water supply and is block paved for ease of maintenance but does have a raised brick flowerbed and large aluminium coal 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 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 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 January 2023.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		➔
(81-91) B		
(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



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