



40 BRACKEN LANE, RETFORD
£425,000

BROWN & CO

40 BRACKEN LANE, RETFORD, NOTTINGHAMSHIRE, DN22 7EX

DESCRIPTION

This is a generous, detached bungalow delivering versatile, bright living space, capable of occupation in a number of ways and well appointed for modern life.

The lounge is particularly bright with garden access, whilst a separate dining room permits formal entertaining, or is equally suited to other uses such as Bedroom four, hobbies, study etc. The accommodation radiates around an excellent central hallway which features a study area overlooking the side grounds. The dining kitchen hosts an attractive range of units overlooking the rear grounds and is perfect for more relaxed dining; functionality is enhanced by a separate utility room, porch and freezer room.

The principal bedroom has a lovely well equipped and sizeable en suite bathroom. There is a separate shower room which is also luxuriously appointed

The garage is linked to the bungalow by a covered walkway, creating a delightful courtyard arrangement. The gardens are in a wraparound style, maturely landscaped and accessible from the large patio doors of the lounge making it ideal for alfresco entertaining; the rear garden faces south.

LOCATION

Much desired residential location off London Road, south of the town centre. Immediate access to country walks but within comfortable reach of town centre amenities. Excellent transport network with A1 to West from which the wider motorway network is available. Direct rail service into London Kings Cross (approx. 1 hr 30 mins)

DIRECTIONS

What3words///shock.slower.goes

ACCOMMODATION

LOUNGE 18'3" x 13'0" (5.56m x 3.95m) bright and dual aspect with garden access via large patio doors, living flame gas fire, radiator and double doors to



HALLWAY with study area overlooking side grounds, hatch to roof void, radiator.



DINING KITCHEN 15'3" x 10'8" (4.66m x 3.26m) comprehensive range of ivory cream attractive units and woodblock effect work surfaces. Sandringham dual fuel cooking range. Integrated fridge and dishwasher. Tiled splashbacks and flooring in natural tones,

ceramic sink unit, rear aspect of principal southern garden, downlighters, radiator.



PORCH with double doors to Courtyard.

FREEZER ROOM/WALK IN PANTRY

UTILITY ROOM 6'0" x 6'0" (1.85m x 1.85m) complimentary ivory cream units, woodblock effect work surface, plumbing for washing machine, Baxi gas central heating boiler, radiator.

BEDROOM ONE 12'6" to 14'5" x 10'0" (3.81m to 4.40m x 3.04m) inbuilt wardrobes, front aspect, radiator.



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EN SUITE BATHROOM generously proportioned with attractive white suite and natural toned tiling, bath with bath shower mixer, basin, WC, linen cupboard, radiator.



BEDROOM TWO 10'10" x 8'5" (3.30m x 2.57m) minimum dimensions to front of range of wardrobes, front aspect, radiator.

BEDROOM THREE 9'6" x 8'5" (2.91m x 2.57m) side aspect, radiator.

BEDROOM FOUR/DINING ROOM 13'8" x 8'5" (4.15m x 2.57m) side aspect bay and multifunctional, suitable as bedroom, study, leisure, hobbies etc, radiator.

SHOWER ROOM generous quadrant shower enclosure, wall hung basin, WC, tiled in natural tones, towel warmer.



OUTSIDE

This fine bungalow is situated on a wonderful plot, occupying a corner position having frontage to Bracken Lane and return frontage to Bramble Road.

Gated driveway delivers off road parking and leading to the **GARAGE** with electric door and personal door. The garage is linked to the bungalow via a covered walkway, forming a lovely, paved courtyard to the porch.

The red tarmac driveway sweeps around the side.

The gardens are maturely landscaped with a wealth of hedges, specimen shrubs and plants. It is lawned to the front and rear, the rear being south facing and well established, accessible from the lounge the patio and rear grounds are ideal for alfresco entertaining. Gated paths return to the front to either side. External electric canopy over kitchen window.



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 April 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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CP Property Services @2023



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