



42 TOWN STREET, LOUND
£575,000

BROWN & CO

42 TOWN STREET, LOUND, RETFORD, NOTTINGHAMSHIRE, DN22 8RJ

DESCRIPTION

An immaculately presented split level barn conversion set around a southerly facing courtyard. Walking into a bespoke and well-appointed kitchen dining room, large sitting room with log burner and two bedroom suites. There are two ground floor bedrooms and with the layout this could provide an annexe for an elderly relative or teenager or with a small amount of reconfiguration, could create home office working or indeed offers good sleeping accommodation for a younger family. The property has some delightful original style features, a south facing courtyard garden and there is a single garage and also ample parking.

LOCATION

42 Town Street is located in the popular village of Lound which has a bus service into Retford and Doncaster. There is a village pub and the town centre of Retford provides comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. There are schools close by with the nearest for junior and infants being in Sutton cum Lound and to the west is good access to the A1 which links to the wider motorway network. Countyside walks are available in the nearby Idle Valley nature reserve and Lingham Lakes.

DIRECTIONS

what3words///

ACCOMMODATION

Double glazed French doors into **KITCHEN FAMILY DINING ROOM 26'4" x 12'9" (8.05m x 3.92m)** well-appointed range of base and wall mounted cupboard and drawer units, 1 ¼ enamel sink drainer unit with mixer tap, integrated dishwasher, space for range style cooker, stainless steel splashback and Belling extractor canopy. Brick faced wall, lighting to the plinths. Ample wood and stainless steel working surfaces incorporating a breakfast bar and with wooden upstands. Central heating thermostat, raised ceiling with one rear and one front aspect Velux window, two additional

double glazed windows looking into the courtyard. TV and telephone points, steps up to



DINING ROOM 25'6" x 12'7" (7.79m x 3.86m) measured to front of a range of some built in bookcases and cupboards. Attached lighting. Double glazed French doors into the courtyard. Two raised Velux windows. Stained wood flooring, moulded skirtings, telephone point. Square arch to



SITTING ROOM 30'4" x 17'7" (9.27m x 5.40m) with three sets of double glazed French doors looking into and leading into the courtyard. Wooden flooring, dog legged open staircase to the first

floor. Exposed ceiling timbers. Recessed lighting, rustic brick floor to ceiling fireplace with fitted electric log burner, telephone point.



INNER HALLWAY double glazed window looking into the courtyard.

BEDROOM THREE 12'9" x 10'4" (3.92m x 3.17m) front aspect double glazed window. Access to roof void.



BEDROOM FOUR 11'9" x 10'9" (3.63m x 3.33m) front aspect double glazed window.

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BATHROOM 8'7" x 5'6" (2.66m x 1.70m) side aspect obscure double glazed window. Three piece white suite with tile enclosed bath with mixer tap/shower attachment. Pedestal hand basin with tiled splashback, low level wc, towel rail radiator. Ceramic tiled flooring, spotlight. Extractor and wall mounted mirror with light and shaver socket.

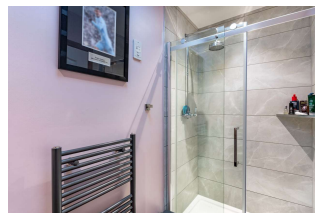


UTILITY ROOM with part glazed stable door to the side and courtyard. Working surfaces with space and plumbing below for washing machine, range of shelving. Wall mounted cupboards, spotlighting, ceramic tiled floor.

FIRST FLOOR

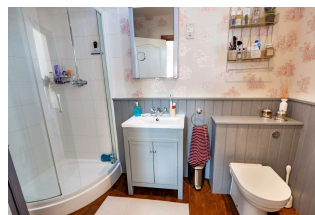
GALLERY STYLE LANDING with access to roof void. Built in wardrobe with sliding doors and hanging and shelving space. Door to

MASTER BEDROOM 19'6" x 13'2" (5.96m x 4.03m) maximum dimensions. Large barn style double glazed window overlooking the courtyard garden. Additional double glazed window to the courtyard. Stained wooden flooring, matching skirtings. Spotlighting. Built in double wardrobe with sliding doors and hanging and shelving space. Door to



EN SUITE SHOWER ROOM with raised Velux window, tile enclosed shower cubicle with mains fed shower and raindrop shower head. Glazed shower door. White low level wc with concealed cistern with inset vanity unit sink with mixer tap and cupboards below. Double medicine cupboard, wall mounted mirror with light above. Extractor, recessed lighting, wooden flooring, towel rail radiator.

GUEST BEDROOM TWO 11'8" x 10'4" (3.61m x 3.18m) front aspect double glazed window, stained wood flooring, matching skirting boards, door to



EN SUITE SHOWER ROOM side aspect obscure double glazed window and raised Velux window. Corner tile enclosed shower cubicle with curved screen, mains fed shower with raindrop shower head. Vanity unit with rectangular sink, mixer tap and cupboard below. White low level wc with concealed cistern. Built in floor to ceiling linen cupboard, part wood panelled walls. Chrome towel rail radiator. Shaver socket and extractor.

OUTSIDE

Access from Town Street via a covered area leading into the original brick paved courtyard. The garden is walled, southerly facing with a curved raised patio area, external lighting, water supply and selection of established shrubs. There is an attached **SINGLE GARAGE** with wooden opening doors, power and light and housing the gas fired central heating boiler.

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.

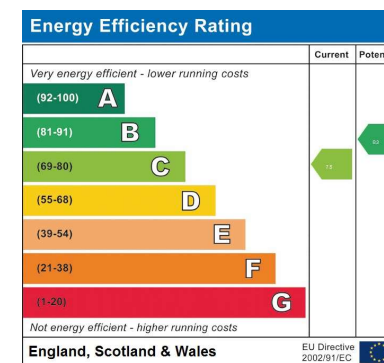
Viewing: Please contact the Retford office on 01777 709112.

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.





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