

2 PORTLAND PLACE SUTTON CUM LOUND

A three bedroom semi detached family home on the edge of this popular village of Sutton cum Lound which boasts a good local school. There are two reception rooms, modern kitchen and an additional utility room/rear lobby. The property has a driveway, good sized garden and offers scope for extensions to the side and rear (subject to all necessary consents and approvals).



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Property and Business Consultants

2 PORTLAND PLACE, SUTTON CUM LOUND, RETFORD, NOTTINGHAMSHIRE, DN22 8PP

LOCATION

Sutton cum Lound is a village to the north which has good accessibility to Retford town centre which provides comprehensive shopping, leisure and recreational facilities as well as good links to the A57 and A1 which in turn links to the wider motorway network. There are countryside walks available.

DIRECTIONS

what3words///dumps.removes.work

ACCOMMODATION

Part glazed door into

ENTRANCE HALL 13'6" x 6'10" (4.15m x 2.13m) side aspect double glazed window. Waste height cupboard with shelving. Stairs to first floor landing. Telephone point, under stairs storage cupboard. Central heating thermostat.

LOUNGE 14'4" x 12'9" (4.38m x 3.93m) front aspect double glazed window. Feature painted regency style fireplace with coal effect gas living flame fire set on raised hearth with matching insert. TV aerial lead.

KITCHEN 9'3" x 6'9" (2.82m x 2.10m) side aspect double glazed window. A good range of dove grey soft close handle less base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink drainer unit with mixer tap, built in electric double oven with four ring electric hob, space for fridge. Working surfaces, part tiled walls. Part wood panelled walled. Spotlighting, half glazed door to

REAR LOBBY/UTILITY 9'6" x 8'5" (2.92m x 2.59m) side aspect obscure double glazed window. Glazed obscure door to driveway. Lighting, ceramic tiled flooring. Space for large upright fridge freezer, space and plumbing for washing machine and dishwasher. Working surfaces, door to

CLOAKROOM low level wc and lighting.

DINING ROOM rear aspect double glazed picture window with views to the garden. Feature painted fire surround with gas fire on raised marble hearth with back boiler. Range of built in drawers, dark oak laminate flooring, two shelved cupboards for storage.

FIRST FLOOR

LANDING side aspect double glazed window. Access to roof void.

BEDROOM ONE 13'5" x 12'9" (4.11m x 3.92m) front aspect double glazed window, telephone point.

BEDROOM TWO 12'9" x 9'0" (3.93m x 2.75m) rear aspect double glazed window. Built in slimline shelved cupboard. Airing

cupboard with lagged hot water cylinder, immersion and shelving.

BEDROOM THREE 7'6" x 7'0" (2.33m x 2.14m) front aspect double glazed window, telephone point.

SHOWER ROOM rear aspect obscure double glazed window. Corner fitted tile enclosed shower cubicle with curved glazed screen. Triton Enrich electric shower, low level wc, pedestal hand basin, tiled walls.

OUTSIDE

The front garden is hedged and fenced with double wrought iron gates giving access to the long driveway with space for 2-3 vehicles. Front garden has been pebbled for low maintenance with some established shrubs. Additional gates leading into the rear driveway which in turn leads to a **SINGLE GARAGE** with wooden doors which in turn leads to the rear garden.

The rear garden is hedged to all sides, mainly lawned and with a good selection of established trees and shrubs.

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 A. 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.

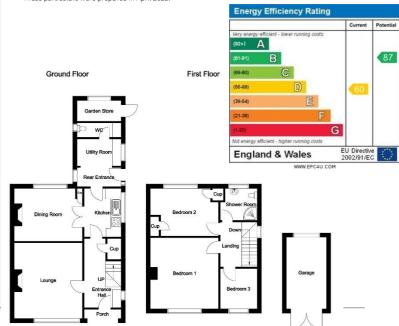
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

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

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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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