



## 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).

**£165,000**

Brown & Co  
Retford  
01777 709112  
retford@brown-co.com

**BROWN & CO**

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

### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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 Fiducia Comprehensive Financial Planning who offer a financial services team who specialize 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+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

