



HOLLIES, WEST DRAYTON
£275,000

BROWN & CO

HOLLIES, CHURCH LANE, WEST DRAYTON, RETFORD, DN22 8EB

DESCRIPTION

A great sized detached bungalow on bold corner plot in this small and favoured hamlet to the south of Retford town centre. The property has gardens to all four sides. There is a large dual aspect lounge dining room as well as a modern breakfast kitchen. In addition, there are three double bedrooms, four piece bathroom suite, driveway and garage. No onward chain and the property has views to open fields and the small church of West Drayton.

LOCATION

Church Lane is on the periphery of this small and popular village with countryside and fields close by. The property is close to East Markham which has good local amenities. Retford town centre is to the north with a wide choice of amenities, good rail links to London (approximately 1 hour 30 minutes). Tuxford with local amenities including public house, post office and convenience stores is also a short drive away.

DIRECTIONS

what3words///consumed.fond.rural

ACCOMMODATION

Half glazed obscure UPVC door into

L-SHAPED ENTRANCE HALL access to part boarded roof void with light and ladder. Telephone point. Obscure glazed door to

LOUNGE DINING ROOM 21'3" x 17'9" (6.48m x 5.46m) dual aspect double glazed picture windows to front and side gardens with views to the church and fields. TV aerial point, telephone point. Hatch to breakfast kitchen.



BREAKFAST KITCHEN 11'8" x 8'8" (3.61m x 2.67m) rear aspect double glazed window. A good range of light beech coloured base and wall mounted cupboard and drawer units. 1 ¼ sink drainer unit with mixer tap. Space for free standing cooker and one under counter appliance. Ample working surfaces, ceramic tiled floor, part tiled walls, extractor fan. Door to



UTILITY ROOM 7'9" x 7'0" (2.40m x 2.16m) side aspect obscure double glazed French doors and matching window. Matching range of base and wall mounted cupboards, ample working surfaces. Floor standing oil fired central heating boiler (serviced 4

May 2023). Space and plumbing for washing machine and 1/2 further appliances. Ceramic tiled flooring.

BEDROOM ONE 11'10" x 9'10" (3.65m x 3.04m) front aspect double glazed window with views to the garden and church. Built in triple wardrobe with part mirror fronted doors and ample hanging and shelving space. TV aerial lead, telephone point.



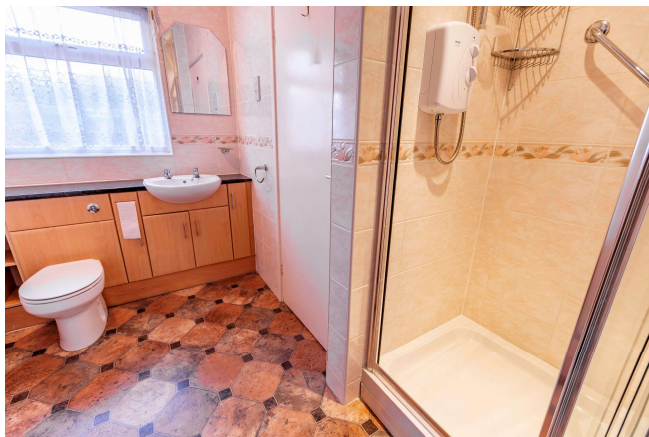
BEDROOM TWO 10'0" x 8'3" (3.05m x 2.54m) rear aspect double glazed window overlooking the rear garden.



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BEDROOM THREE 10'0" x 8'9" (3.04m x 2.71m) front aspect double glazed window overlooking the front garden and church.

BATHROOM 8'8" x 7'6" (2.69m x 2.30m) obscure double glazed window to the rear. Four piece suite comprising white panel enclosed bath with mixer tap, vanity unit with inset sink, low level wc with concealed cistern and cupboard units with display shelving. Separate tile enclosed shower cubicle with bifold glazed door and electric shower. Built in linen cupboard with ample shelving.



OUTSIDE

The property is on a corner plot. The side and front gardens are hedged with two good areas of sculptured lawns, established shrub, flower beds and borders. Pedestrian access by way of a path leading to the front door. **SINGLE BRICK BUILT PITCHED ROOF GARAGE 18'8" x 14'9" (5.74m x 4.54m)** with two double glazed windows, power and lighting and personal door to garden. Space in front for one vehicle. Attached brick built potting shed.

The rear garden has a paved patio, external lighting and water supply. Additional **EXTERNAL WC** with low level wc and hand basin, tiled flooring. Additional rear garden which is paved and pebbled with a timber 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 D.

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.

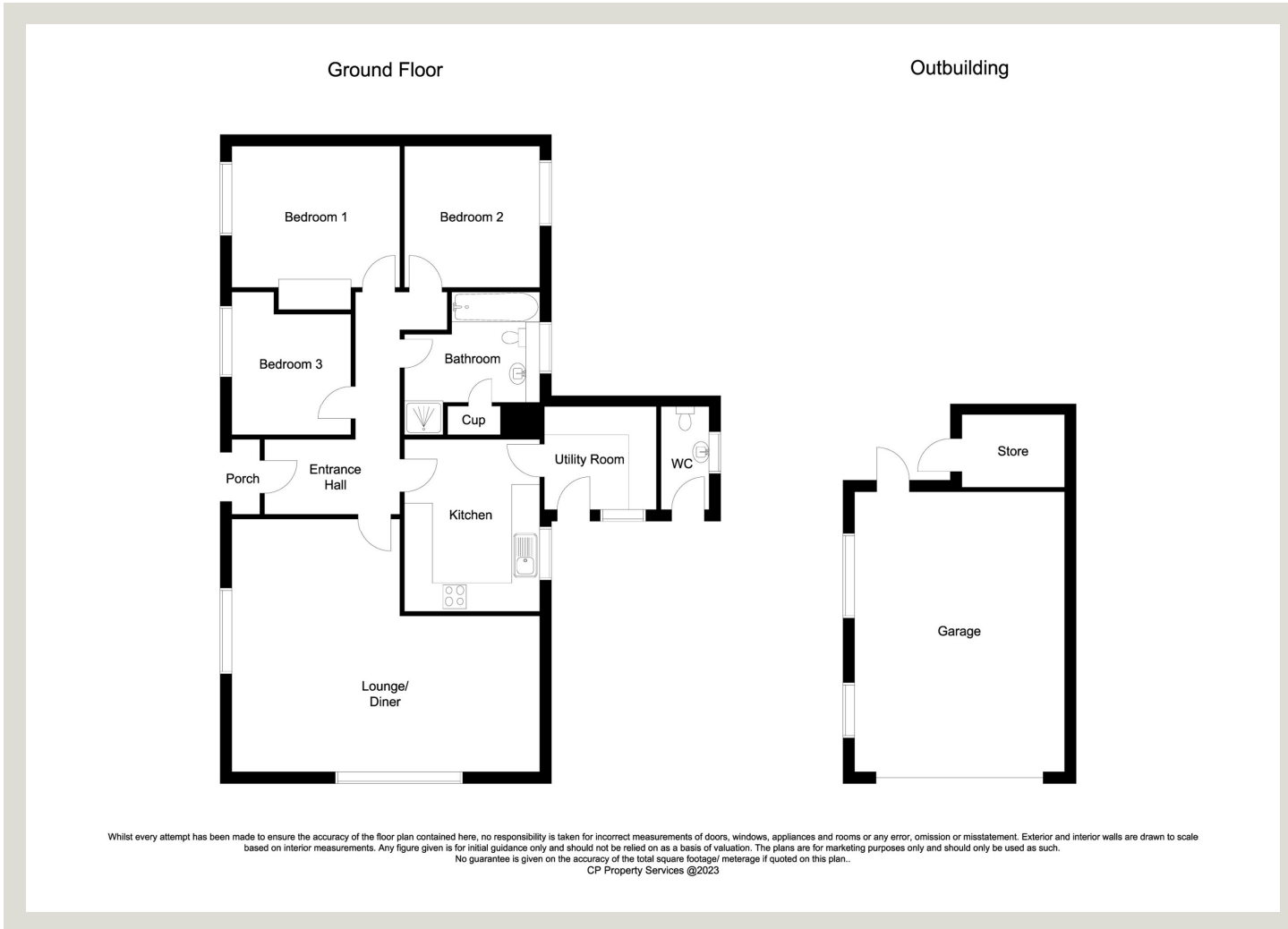
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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 May 2023.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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