



56 LEAFIELD, RETFORD
£230,000

BROWN & CO

56 LEAFIELD, RETFORD, DN22 7LP

DESCRIPTION

An extended and immaculately presented three bedroom semi detached house with good sized front aspect lounge and a recently extended open plan kitchen living dining room with a good range of units and integrated appliances. There is a larger than average single garage and an enclosed landscaped rear garden. In addition, there is off road parking to the front for 2-3 vehicles.

LOCATION

Leafield is a popular residential location on the northern fringes of Retford town centre which provides comprehensive shopping, leisure and recreational facilities. There is a co-op nearby on North Road as well as a doctors surgery and access into the town by way of bus services. Leafield is also accessible to local schools and Retford boasts a mainline railway station on the London to Edinburgh intercity link.

DIRECTIONS

[what3words///dock.cities.rents](https://www.what3words.com/dock.cities.rents)

ACCOMMODATION

Part glazed composite door to

ENTRANCE HALL with Karndean flooring, side obscure double glazed window. Telephone point.

LOUNGE 12'10" x 16'0" (3.95m x 4.92m) front aspect double glazed window. A range of fitted shelving, wall mounted TV point, under stairs storage area, door to



OPEN PLAN LIVING KITCHEN DINING ROOM 19'9" x 19'4" (6.05m x 5.91m) maximum dimensions with side aspect part glazed obscure UPVC door. High level double glazed window, anthracite grey bi-fold doors leading into the garden. An extensive range of dove grey base and wall mounted cupboard and drawer units, four ring electric hob with contemporary black extractor canopy above. Integrated fridge and freezer. Ample working surfaces, part tiled walls with concealed lighting to the wall mounted cupboards. Central island with inset sink with black contemporary mixer tap, cupboards below and integrated dishwasher. Additional working surfaces with breakfast bar. Integrated washer dryer with working surface above and part tiled walls. Karndean style flooring. Recessed lighting, glazed skylight with LED lighting. Wall mounted TV point. Contemporary radiators and part panelled wall. Walk in larder (potential cloakroom) with side aspect obscure double glazed window.



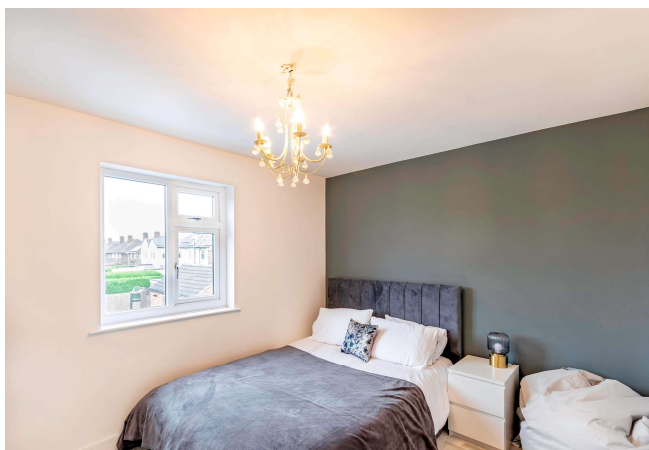
FIRST FLOOR

GALLERY STYLE LANDING with side aspect obscure double glazed window. Access to roof board which is partially boarded with light and ladder.

BEDROOM ONE 12'9" x 11'6" (3.94m x 3.53m) front aspect double glazed window. Wall mounted TV point. Shelved dressing table unit.



BEDROOM TWO 11'6" x 9'9" (3.53m x 3.02m) front aspect double glazed window. TV aerial lead.



BEDROOM THREE 9'8" x 7'10" (3.00m x 2.43m) front aspect double glazed window. Part pallet style wall feature, recessed lighting, TV aerial lead.



REFITTED BATHROOM 7'8" x 6'0" (2.39m x 1.83m) side aspect obscure double glazed window. Three piece white suite comprising tile enclosed bath with contemporary mixer tap, mains fed shower with handheld attachment and raindrop shower head, glazed screen. Vanity unit with contemporary mixer tap and cupboard below. Low level wc with concealed cistern. Built in cupboard housing wall mounted gas fired central heating combination boiler. Ceramic tiled flooring, ceramic tiled walls, recessed lighting, UPVC clad ceiling. Anthracite coloured towel rail radiator. Wall mounted mirror.



OUTSIDE

The front has been landscaped with drop kerb and has grey block paving with space for 2-3 vehicles. There is a side wall and the front is secured by high level railway sleeper shrub borders with stones and painted fencing with lighting. Shared tarmac drive leading to the larger than average brick built **SINGLE GARAGE 17'9" x 11'0" (5.44m x 3.37m)** with electrically operated doors, power, lighting and gate to the rear garden. The rear garden is fenced to all sides with porcelian full width paved patio and path leading to the additional porcelian patio, good area of lawns, large patio to the rear and slated area. External water supply and lighting.

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 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.

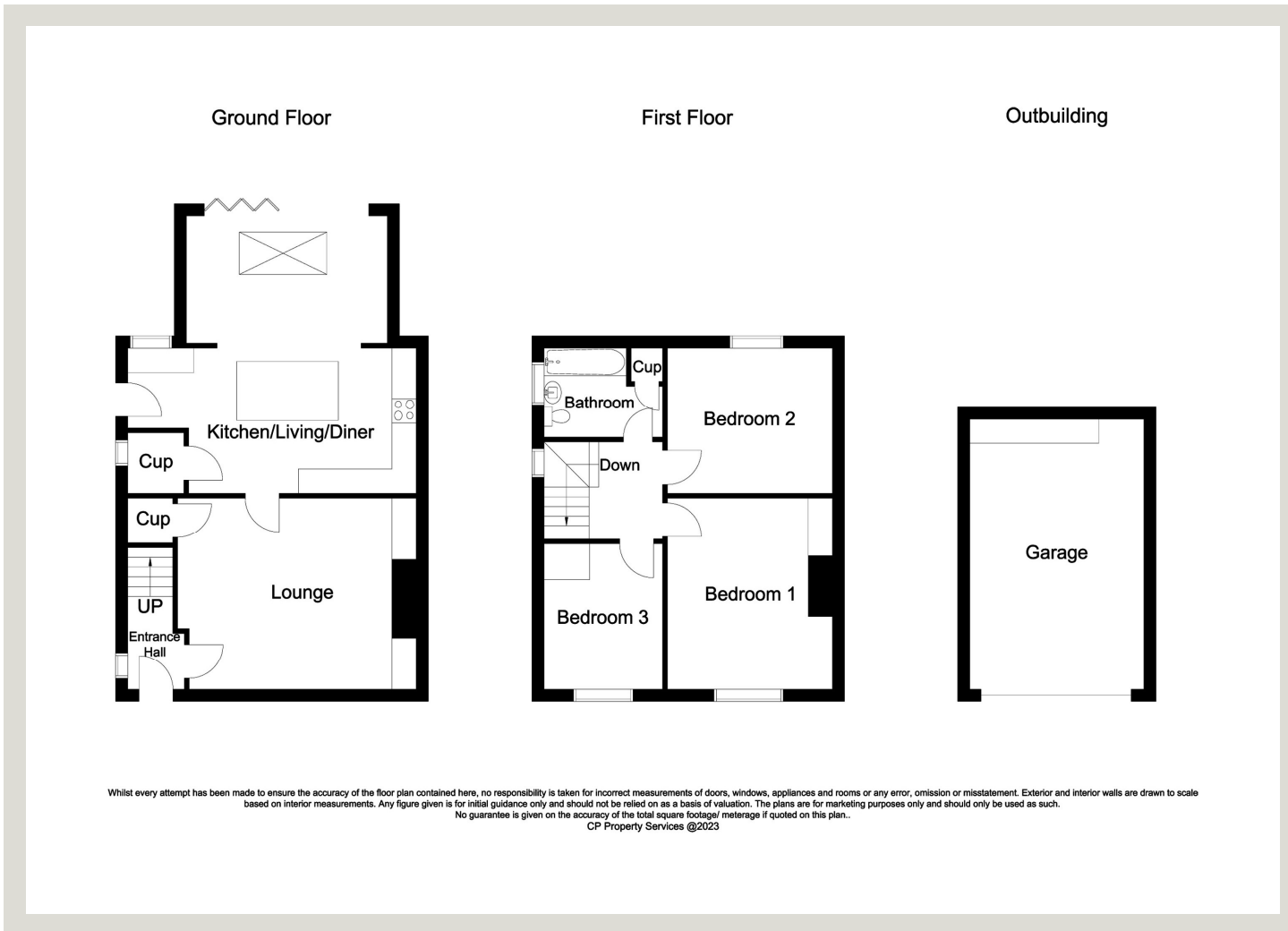
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 June 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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