



CHOYSTEAN, DUCIE LANE, BOLE
£275,000

BROWN & CO

CHOYSTEAN, DUCIE LANE, BOLE, RETFORD, DN22 9EY

DESCRIPTION

Detached bungalow set on a mature and established large plot with versatile accommodation, but currently configured as two double bedrooms, two reception rooms, plus large bathroom and breakfast/kitchen. In addition, there is a good sized conservatory, ample parking and single garage.

LOCATION

Bole is a small hamlet to the east of Retford, yet within comfortable distance of Retford town centre which offers comprehensive shopping, recreational facilities and schooling. There is good access to the A57 and A1, linking to the wider motorway network. Retford also boasts a mainline railway station on the London to Edinburgh Intercity line.

DIRECTIONS

What3words:///skillet.period.thumps

ACCOMMODATION

¾ UPVC door to

ENTRANCE PORCH with double glazed floor to ceiling windows with views to the garden and fields and polycarbonate ceiling. Ceramic tiled flooring. ¾ UPVC door into

HALLWAY with period skirtings, part wood panelled floors, dado rail, telephone point. Floor to ceiling shelved cupboard. Access to attic room.

LOUNGE 15'2" x 10'4" (4.62m x 3.18m) front aspect double glazed oriel bay window with views to the garden and fields. Picture window looking into the porch. Some exposed wall timbers, TV and telephone points.



KITCHEN 19'6" x 9'3" (5.98m x 2.82m) side and rear aspect double glazed windows. Double glazed French doors into the conservatory. An extensive range of wood fronted base and wall mounted cupboard and drawer units, 1 ¾ enamel sink unit with mixer tap, space and plumbing for dishwasher and washing machine below. Space for upright fridge freezer, floor standing oil fired central heating boiler, ample working surfaces with matching upstands, ceramic tiled flooring, additional range of base and wall mounted cupboards, Zanussi electric oven and four ring induction hob. Part tiled walls, part UPVC clad walls and matching ceiling. Arch to



DINING ROOM 15'2" x 10'0" (4.62m x 3.05m) with return half glazed door into the hallway. Side aspect double glazed window. Wood fire surround, period skirtings, plate rack/picture rail. TV aerial lead.



CONSERVATORY 17'2" x 6'3" (5.25m x 1.93m) UPVC with double glazed windows, polycarbonate ceiling, radiator. Two ¾ double glazed doors into and overlooking the garden.

BEDROOM ONE 11'9" x 10'4" (3.64m x 3.18m) front aspect double glazed oriel bay window. Display niche shelving.



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BEDROOM TWO 11'9" x 10'4" (3.64m x 3.18m) side aspect double glazed window, laminate flooring, built in storage cupboard.



BATHROOM 10'10" x 10'3" (3.34m x 3.13m) rear aspect obscure double glazed window. Four piece white suite comprising panel enclosed bath with mixer tap, walk in glazed shower cubicle with mains fed shower and handheld attachment. Circular shower tray with mermaid boarding surround. Vanity unit with inset sink, mixer tap and cupboards below. Low level wc. Tiled walls, extractor, laminate flooring.



ATTIC ROOM 31'7" x 13'0" (9.65m x 3.97m) with two Velux style double glazed front aspect windows. Rustic chimney breast, exposed ceiling timbers.



OUTSIDE

The front is hedged and fenced to all sides and offers views overlooking fields to the front. Five bar gate giving access to the driveway providing space for several vehicles and in turn leading to pitched roof brick built **GARAGE** with wooden doors, power, lighting, space and plumbing for washing machine and dishwasher. Electric water heater currently over bath for dog grooming or additional heavy laundry.

Two pedestrian gates giving access to the rear garden which are a nice feature of the property and fenced and hedged to all sides. Two paved patios with external lighting and water supply. Raised decked area with hand operated sun canopy. The gardens are divided into areas with a large, paved area which is currently trellised and used as a dog run. An area for fruit and vegetable and a good selection of established shrub, flower beds and borders. To one corner is an additional timber shed with artificial lawn in front with paved patio surround.

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 C.

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.

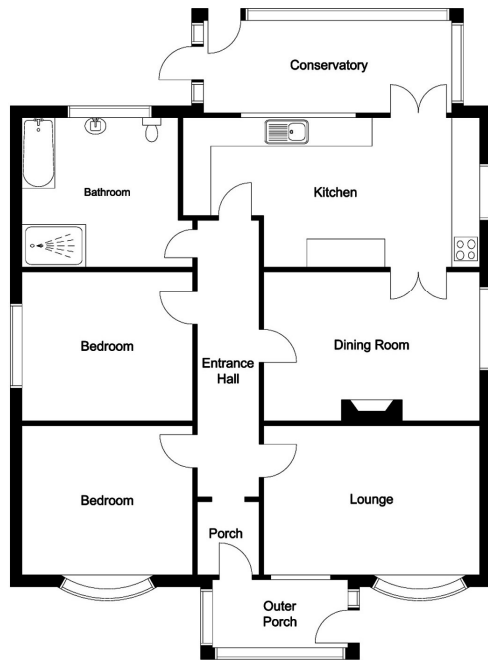
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

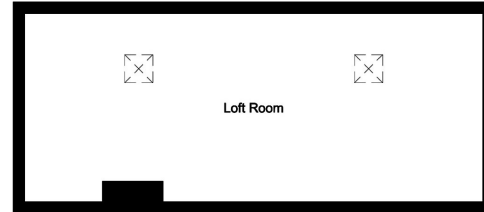
These particulars were prepared in August 2023.

| 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 | |

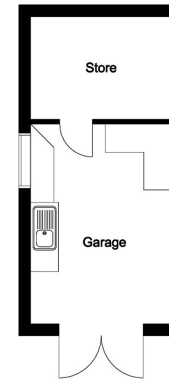
Ground Floor



First Floor



Outbuilding



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CP Property Services @2023



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