



11 MAIN STREET, HAYTON
£350,000

BROWN & CO

11 MAIN STREET, HAYTON, RETFORD, DN22 9LA

DESCRIPTION

A generous detached four bedroom bungalow in highly regarded location, offering wonderful westerly views over adjoining farmland towards the Chesterfield Canal and beyond.

The accommodation flows particularly well commencing with an entrance porch and reception hall. The lounge has direct garden access and the dining kitchen hosts a comprehensive range of units linking directly to the rear conservatory which commands fine views over the established rear garden and beyond.

The four bedrooms are well proportioned, the fourth equally suited for dining, study, home office, hobbies, etc. The bathroom and separate WC complete the living space.

The grounds are mature, with established front and rear gardens linked to either side by pathways. There is a gated driveway delivering off road parking and this terminates at the attached garage with personal door to rear garden.

The property is equipped with gas fired central heating and roof mounted solar panels aid the economies of running the household.

LOCATION

The property enjoys frontage to Main Street in the linear and highly regarded village of Hayton and directly adjoins edge of village farmland benefiting from the aforementioned lovely westerly aspect to the rear.

Hayton has immediate access to a wealth of country walks, lanes, bridleways, and the tow path of the Chesterfield Canal to enjoy the surrounding countryside. Nearby Clarborough has a range of facilities, presently including primary school and convenience store; Retford is a short car journey away.

The area in general is served by an excellent transport network, including the A1M to the west of Retford, from which the wider motorway network is available and the town also has a direct rail service into London Kings Cross (approx. 1 hour 30 minutes). Educational facilities (both state and independent) and leisure amenities are well catered for.

DIRECTIONS

what3words/// standards.guises.originate

ACCOMMODATION

ENTRANCE PORCH

RECEPTION HALL L-shaped, cloaks cupboard.

CLOAKROOM WC, wash basin.



LOUNGE 21'10" x 14'4" (6.66m x 4.38m) dual aspect with garden access via patio door, feature fireplace.



DINING KITCHEN 15'6" x 11'10" (4.74m x 3.62m) a comprehensive range of fitted units including peninsula unit, wall and floor cupboards, tiled splashbacks, 1.5 sink unit, Appliances of Bosch fan assisted oven, AEG gas hob, extractor, dishwasher, fridge, plumbing for washing machine, dual aspect and off to



CONSERVATORY 15'9" x 7'10" (4.81m x 2.40m) hardwood double glazed, views over and access to rear garden.



BEDROOM ONE 13'6" x 11'9" (4.10m x 3.58m) inbuilt furniture of wardrobes, base cabinets and kneehole, vanity unit, bedside drawers, dual aspect.



BEDROOM TWO 13'0" x 10'0" (3.95m x 3.04m) front aspect.

BEDROOM THREE 11'0" x 10'0" (3.35m x 3.04m) inbuilt wardrobe, side aspect.

BEDROOM FOUR 12'0" x 10'0" (3.66m x 3.04m) inbuilt wardrobe, side aspect, also suitable for dining, home office, hobbies etc.



BATHROOM white suite of panelled bath, bath, shower mixer and separate electric shower over, basin, WC, half tiled rising almost to full height in bath/shower area, tiled flooring. Airing cupboard

OUTSIDE

Front lawn and garden set behind mature hedging.

Gated block paved driveway facilitating off-road parking and terminating at the **ATTACHED GARAGE 18'5" x 8'6" (5.61m x 2.59m)** with up and over door, light power, access hatch to roof void, personal door to rear garden.

To the rear there is a paved patio to the rear elevation with appealing lawn and garden beyond hosting inset and perimeter shrubs, privet hedge divide, mature trees, including oak. Paved pathways, timber summerhouse, and further store.

Attractive westerly aspect over edge of village farmland towards the Chesterfield Canal.

Gated pathways return to the to the front to either side.

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.

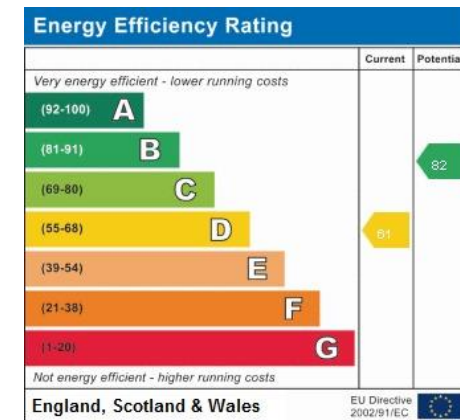
Viewing: Please contact the Retford office on 01777 709112.

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.

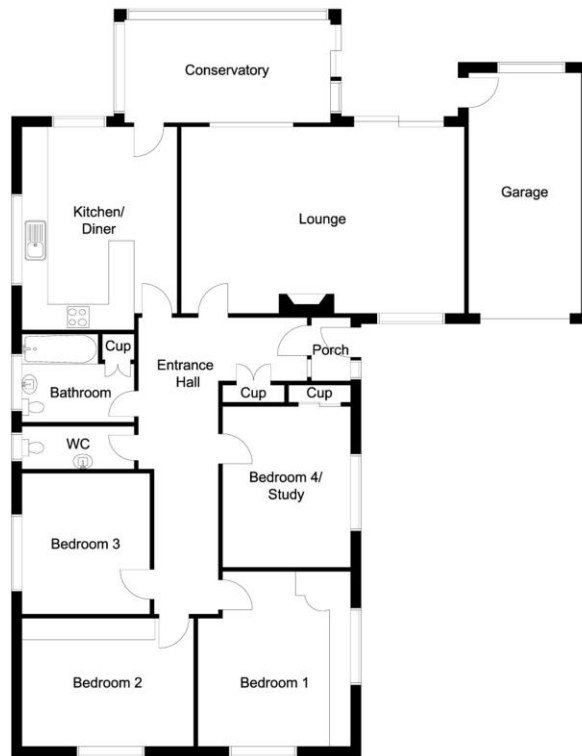
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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 September 2023.



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
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