



12 BLACKSTOPE LANE, RETFORD
£285,000

BROWN & CO

12 BLACKSTOPE LANE, RETFORD, DN22 6NF

DESCRIPTION

An immaculately presented detached three bedroom bungalow with the added benefit of a one bedroom annex which makes this property very versatile. The property has a recently modernised and well appointed kitchen breakfast room. There are refurbished bathrooms, off road parking and enclosed garden.

LOCATION

Blackstope Lane is within comfortable walking distance of Retford town centre offering comprehensive shopping, leisure and recreational facilities. The chesterfield canal is visible from the front of the property and provides countryside walks. The town centre offers a mainline railway station on the London to Edinburgh intercity link and there is good accessibility to the A57 and A1.

DIRECTIONS

what3words///winter.trendy.hands

ACCOMMODATION

Part glazed composite door with obscure double glazed window into

ENTRANCE HALL with oak laminate flooring, cupboard housing the wall mounted gas fired central heating boiler. Open arch to

WELL APPOINTED REFITTED KITCHEN DINING ROOM 20'9" x 9'9" (6.38m x 3.03m) front aspect double glazed window. An extensive range of white high gloss handleless soft close base and wall mounted cupboard and drawer units. Single sink drainer unit with mixer tap, space and plumbing below for dishwasher, washing machine and tumble dryer, space for large American style fridge. Built in electric oven with hideaway door, four ring Neff induction hob with extractor canopy above. Ample wood effect working surfaces, part tiled walls, oak effect laminate flooring, recessed downlights.



LOUNGE 16'7" x 11'8" (5.08m x 3.61m) front aspect oriel picture window with views to the garden and chesterfield canal. Feature polished wood fire surround with Victorian style insert and coal effect living flame gas fire with tiled hearth and wooden surround. TV and telephone points, wall light points.



INNER HALLWAY with access to roof void. Additional linen cupboard.

BEDROOM ONE 12'0" x 9'0" (3.69m x 2.76m) rear aspect double glazed window with views to the garden. Full length range of built in bedroom furniture with mirror fronted doors. Ceiling rose.

SHOWER ROOM side aspect double glazed window. Walk in shower cubicle with mains fed shower, handheld attachment, raindrop shower head and glazed screen. Vanity unit with inset sink and mixer tap, low level wc with concealed cistern. Chrome

towel rail radiator, aqua board style walls. Recessed lighting, extractor.

BEDROOM THREE 11'6" x 8'4" (3.53m x 2.56m) side aspect high level obscure double glazed window. Modern ceiling rose. Small paned half glazed door to

GARDEN ROOM 13'10" x 10'0" (4.26m x 3.07m) with double glazed windows and double glazed French doors leading into and overlooking the garden. TV point, UPVC clad ceiling with recessed lighting.



BEDROOM TWO 14'0" x 8'9" (4.27m x 2.70m) double glazed window. Range of floor to ceiling built in wardrobes, recessed lighting.



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ANNEXE BEDROOM 9'8" x 7'2" (2.98m x 2.20m) side aspect obscure double glazed window. Central heating thermostat, recessed lighting, access to small roof void. Door to



EN SUITE WET ROOM obscure double glazed window. White vanity unit with inset sink, low level wc with concealed cistern. Aqua board style walls. Underfloor heating. Extractor fan, UPVC clad ceiling, recessed lighting, mains fed shower with handheld attachment and raindrop shower head. Chrome towel rail radiator.



ANNEXE SITTING ROOM 17'2" x 6'10" (5.25m x 2.13m) double glazed window to the side and double glazed French doors into the garden. TV and telephone points, recessed lighting, extractor.

OUTSIDE

The front garden is walled and hedged to all sides with a good area of sculptured lawn with established shrub, flower beds and borders. Driveway with space for 2-3 vehicles. Pedestrian access to the rear of the property.

The rear garden is fenced to all sides. Full width raised decked area with trellis surround, external water supply and lighting. The garden has a good area of lawn, pebbled beds and borders separated by railway sleepers. Space for timber shed. Additional paved patio area. To the rear of the plot is a raised pebbled area by way of railway sleepers with some established 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 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.

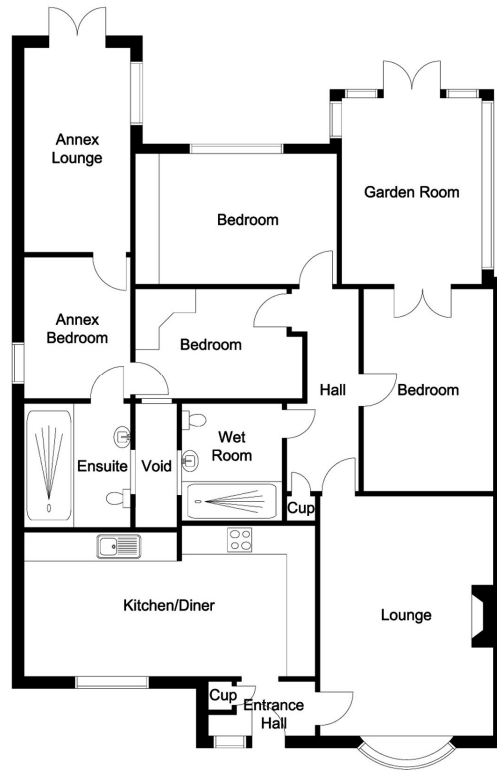
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 November 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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