



STRAWBERRY FIELDS, 79 TILN LANE, RETFORD  
£385,000

**BROWN & CO**

# STRAWBERRY FIELDS, 79 TILN LANE, RETFORD, DN22 6SP

## DESCRIPTION

A generous and well appointed detached bungalow, delivering a wealth of features and situated in this edge of town location.

Accommodation commences with a wonderful bright reception hall. The lounge is front aspect and has a feature raised open gas fire, whilst the separate dining room permits formal entertaining and has patio doors opening to a good conservatory with garden access.

A breakfast kitchen is at the rear, fitted with high gloss white units and an array of integrated appliances; the rear utility porch has plumbing for a washing machine and opens onto the rear garden.

The main bedroom includes a range of built-in furniture and boasts a good sized en-suite shower room with fully tiled walls and flooring. Two further bedrooms are provided, one with built-in wardrobes, the other being suitable for use as a study or similar if desired. The principal bathroom is appointed with the white suite and also has fully tiled walls and flooring.

The property is situated on a delightful plot, with extensive block paved driveway facilitating off road parking for several vehicles and giving access to the oversized single garage with electric door and personal door. At the rear, grounds are maturely landscaped and there is good circulation front to back. Gas central heating is installed.

## LOCATION

This home is situated off the main Tiln Lane on the approach to Badgers Chase. As such it is on the edge of town meaning that country walks are on hand and the town centre, with its full range of facilities, is a short car journey away.

The area has an excellent transport network with the A1(M) lying to the west, from which a wide motorway network is available and the town has a direct rail service into London Kings Cross (approx.

1 hour 30 mins). Leisure amenities and educational facilities (both state and independent) are well catered for.

## DIRECTIONS

What3words/// vovs.routes.formless

## ACCOMMODATION

**RECEPTION HALL** feature flooring, cloaks cupboard, airing cupboard.

**LOUNGE 16'10" x 11'9" (5.15m x 3.57m)** feature raised recess to chimney breast with open gas fire, front aspect and opening to



**DINING ROOM 12'0" x 10'0" (3.66m x 3.05m)** patio doors opening to



**CONSERVATORY 12'9" x 11'4" (3.89m x 3.46m)** brick base and UPVC double glazed upper levels, tiled flooring and garden access.



**BREAKFAST KITCHEN 12'0" x 10'0" (3.66m x 3.05m)** range of units in white high gloss with granite effect worktops. Integrated appliances include double oven, gas hob, extractor, dishwasher and fridge. Tiled flooring, rear aspect.



**REAR UTILITY PORCH** plumbing for washing machine and garden access.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
**01777 709112 | [retford@brown-co.com](mailto:retford@brown-co.com)**

**BEDROOM ONE 14'7" x 10'10" (4.44m x 3.31m)** maximum measured to rear of built-in wardrobes and top level storage, knee-hole vanity unit and drawers, rear aspect. Off to



**EN-SUITE SHOWER ROOM** quadrant showering enclosure, wash basin, WC, fully tiled walls and flooring to compliment.



**BEDROOM TWO 12'0" x 10'0" (3.66m x 3.05m)** maximum measured to rear of built-in wardrobes and storage, rear aspect.



**BEDROOM THREE 8'0" x 6'0" (2.45m x 2.10m)** front aspect, access hatch to roof space with loft ladder, also suitable for use as study or similar.

**BATHROOM** white suite panel bath with Mira electric shower over, wash basin, WC, full tiled walls and flooring.



## OUTSIDE

Walled front garden, laid to lawn with shrubbery, generous block paved driveway allowing parking for several vehicles and terminating at the attached, oversized **SINGLE GARAGE 20'4" x 10'0" (6.20m x 3.04m)** with electric roller door, light, power, cold water supply and rear personal door.

At the rear, the garden is mature and established with lawn, perimeter shrubbery, paved patio and gated path returning to the front grounds.

## 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.

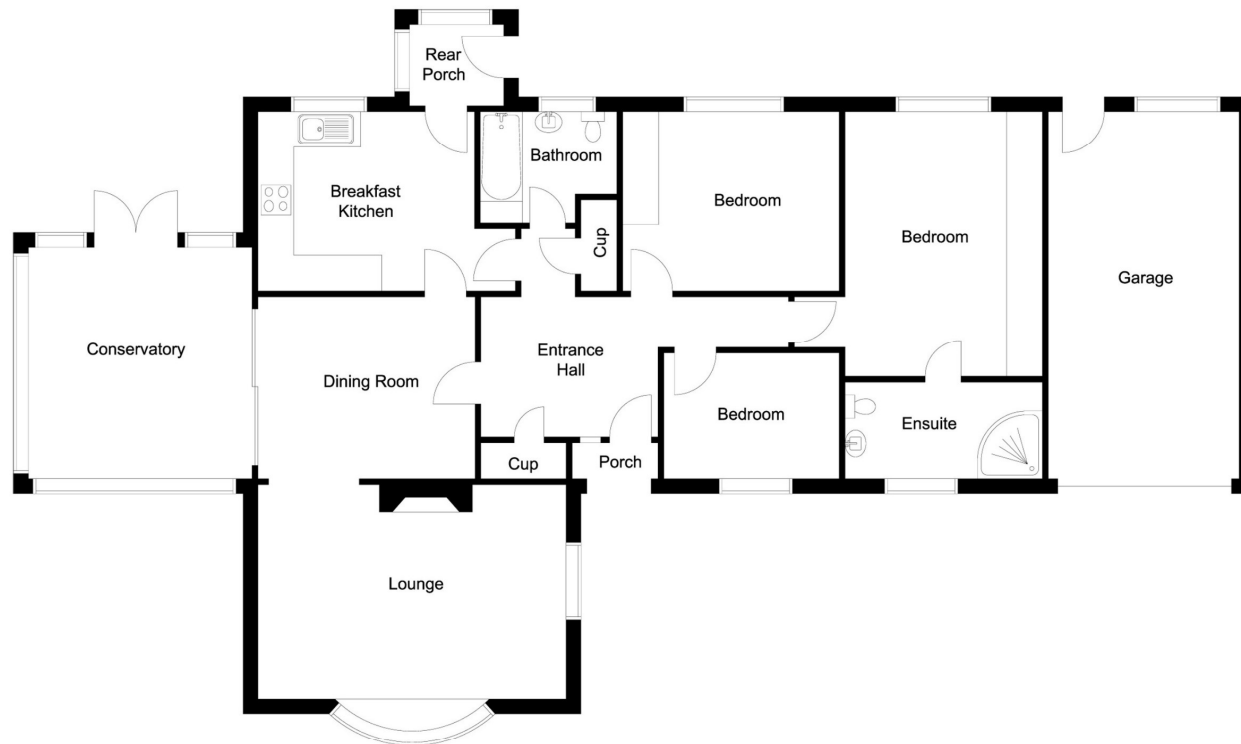
**Viewing:** Please contact the Retford office on 01777 709112.

**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 January 2024.



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.  
 CP Property Services @2024



## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
 01777 709112 | [retford@brown-co.com](mailto:retford@brown-co.com)

**BROWN & CO**