



15 PARK LANE, RETFORD  
£300,000

**BROWN & CO**



## 15 PARK LANE, RETFORD, DN22 6TX

### DESCRIPTION

A very well presented and extended 2/3 bedroom detached bungalow in this favoured residential area. The doorways have been adapted for wheelchair use and there is a modern refitted kitchen as well as a larger than average cloakroom. The property has been extended to create a garden room/bedroom 3, plus underfloor heating. There is a garage, parking and enclosed good sized garden. The property had a new central heating system and boiler fitted in 2014, cavity wall insulation and Kingspan backed plasterboard for additional insulation, plus most of the windows are triple glazed. The bungalow was also rewired in 2014.

### LOCATION

Park Lane is an established residential area on the fringes of Retford town centre which is within walking distance. Retford provides comprehensive shopping, leisure and recreational facilities and mainline railway station on the London to Edinburgh intercity link. There are schools locally and countryside walks are accessible by the Chesterfield Canal and there are good links to the A57 and A1 and the wider motorway network.

### DIRECTIONS

What3words//patio.dash.hiding

### ACCOMMODATION

**ENTRANCE PORCH** with two front aspect windows, composite door, ceramic tiled flooring, three quarter small paned glazed door to

**INNER ENTRANCE HALL** built in cupboard with wall mounted gas fired central heating boiler. Pipework and controls for the underfloor heating. Door to

**LOUNGE** 16'9" x 11'8" (5.14m x 3.58m) with three front aspect windows. Feature recessed fireplace with multi-fuel burner on slate hearth and oak bressummer above. TV and telephone points, under floor heating control panel. Wall light points.



**EXTENDED KITCHEN BREAKFAST ROOM** 19'0" x 9'6" (5.81m x 2.92m) rear aspect window. An extensive range of sage coloured base and wall mounted cupboard and drawer units. Built in Bosch double oven and grill. Four ring gas hob with stainless steel splashback and extractor canopy above. Integrated dishwasher and fridge. The breakfast area has a Welsh dresser style unit in the same design. Ample working surfaces with matching upstand and high level double glazed velux style window. This opens to a small utility area with additional base cupboards, integrated washing machine and freezer. Side aspect double glazed window.



**GARDEN ROOM/BEDROOM THREE** 10'8" x 9'7" (3.30m x 2.94m) rear aspect window and French doors leading into the garden. Large square skylight, wall light points. TV point and control panel for the under floor heating.



**CLOAKROOM** side aspect obscure glazed window. White low level wc. Pedestal hand basin with mixer tap and splashback. Electric chrome towel rail radiator and extractor.

**BEDROOM ONE** 11'7" x 10'7" (3.57m x 3.27m) dual aspect to front and side. Door to



**JACK AND JILL WET ROOM** 9'7" x 6'4" (2.95m x 1.95m) rear aspect window. Walk in shower with aqua board surround. Recessed lighting, extractor and mains fed shower attachment. Low level wc, vanity unit with inset sink, mixer tap, splashback and cupboard below. Extractor fan and electric heater.



**BEDROOM TWO 9'7" x 7'4" (2.95m x 2.26m)** rear aspect window. Telephone point, access to roof void.



## OUTSIDE

The front is open planned with a good area of lawn, path to the front door and hedging to the side. Driveway with space for one car leading to larger than average **SINGLE GARAGE** with electrically operated up and over door, rear aspect double glazed window and UPVC door to the rear garden.

The rear garden is accessible to the side by way of a gate and is fenced to all sides with paved patio, external lighting, water supply, raised decked area and slope down to the main garden which is predominantly lawned with attractive central flower and shrub bed and additional side flower and shrub beds and borders.



## 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.

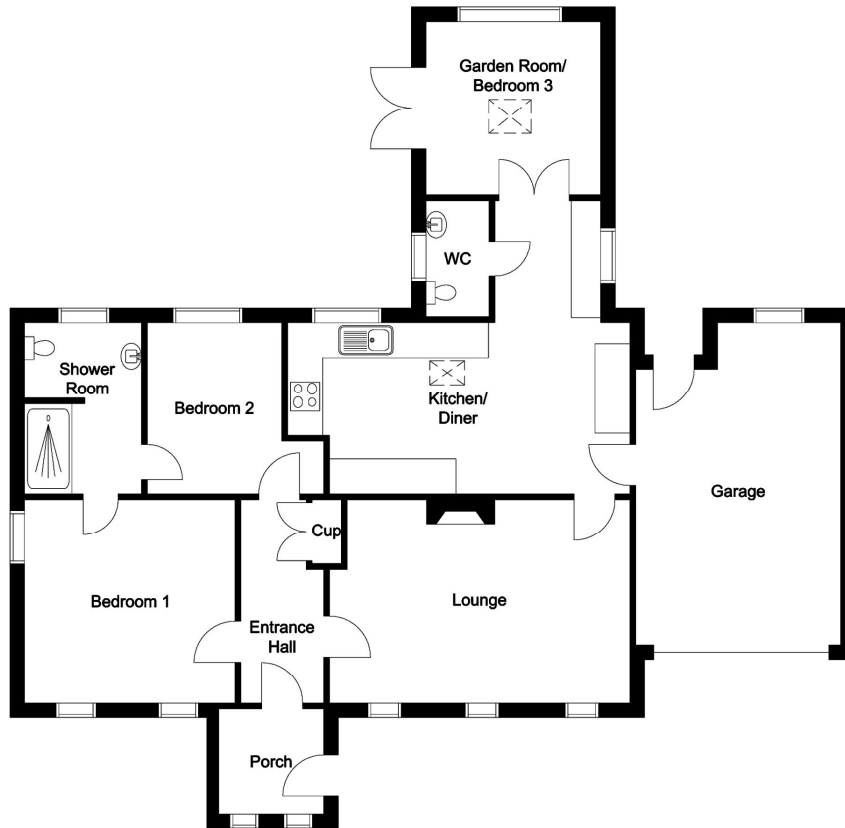
**Agents Note:** In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

**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 February 2024.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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 GP Property Services @2024



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