



1 LAUREL GROVE, RETFORD
£375,000

BROWN & CO

1 LAUREL GROVE, RETFORD, DN22 7WD

DESCRIPTION

An immaculately presented four bedroom detached family home on this small and favoured development, just on the fringes of Retford town centre. The property has had the added benefit of additional upgrades by the current owners and comprises a good sized well appointed rear aspect kitchen dining room leading into the larger than average garden. There is a utility area, cloakroom and en suite facilities to the master bedroom. In addition, the two main bedrooms both have fitted wardrobes. Externally to the front there is off road parking for several vehicles as well as an integral single garage.

LOCATION

Laurel Grove is on the fringes of Retford town centre and is within comfortable walking distance with a nearby Lidl and Asda convenience store. The town centre provides comprehensive shopping, leisure and recreational facilities. There are schools for all age groups accessible as well as the mainline railway station on the London to Edinburgh intercity link. Both the A1 and A57 are close by linking to the wider motorway network. There are country walks available.

DIRECTIONS

What3words///follow.lend.tigers

ACCOMMODATION

Part glazed composite door to

ENTRANCE HALL porcelain tiled floor, telephone point, recessed lighting, stairs to first floor landing.

LOUNGE 17'8" x 13'5" (5.41m x 4.10m) front and side aspect double glazed windows. TV points. Part glazed double doors into



KITCHEN DINING ROOM 20'9" x 11'3" (6.36m x 3.44m)

Dining Area double glazed bifold door leading into the garden.

Kitchen Area fitted with metallic midnight blue base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap. Integrated dishwasher. Built in AEG double oven. Four ring halogen hob with stainless steel extractor canopy over and perspex splashback. Ample quartz working surfaces incorporating a breakfast bar with matching upstand and windowsill. Recessed lighting, porcelain tiled flooring. Under stairs storage cupboard.



UTILITY AREA 7'10" x 6'3" (2.43m x 1.91m) half glazed composite door to the side garden. Range of matching cupboards, integrated fridge freezer. Porcelain tiled flooring, return door to garage.

CLOAKROOM rear aspect obscure double glazed window. White low level wc, wall mounted hand basin with mixer tap and tiled splashback. Porcelain tiled flooring, recessed lighting and extractor.

FIRST FLOOR

LANDING access to roof void. Built in airing cupboard with hot water storage system. Recessed lighting.

BEDROOM ONE 13'0" x 12'0" (3.99m x 3.66m) measured to front of range of fitted white high gloss bedroom furniture. Additional built in double wardrobe with partially mirror fronted sliding doors and ample hanging and shelving space. Front aspect double glazed window. TV and telephone points. Door to



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EN SUITE SHOWER ROOM side aspect obscure double glazed window. A good sized tile enclosed shower cubicle with glazed sliding door, mains fed shower attachment. Vanity unit with mixer tap and soft close drawers below. White low level wc. Tiled walls and flooring. Recessed lighting and extractor.

BEDROOM TWO 14'10" x 10'0" (4.57m x 3.07m) measured to rear of two double built in wardrobes with ample hanging and shelving space. Front aspect double glazed window. TV point.



BEDROOM THREE 11'4" x 10'0" (3.48m x 3.07m) rear aspect double glazed window with views to the good sized garden. TV point.



BEDROOM FOUR 9'7" x 9'9" (2.97m x 3.01m) maximum dimensions. Rear aspect double glazed window with views to the good sized garden.

FAMILY BATHROOM rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with contemporary mixer tap/shower attachment, mains fed shower and glazed screen. Vanity unit with mixer tap and white high gloss soft close drawers. Low level wc, tiled walls and flooring. Extractor and recessed lighting.



OUTSIDE

The front is open planned and predominantly lawned with hedging and fencing to both sides. There is a drop kerb giving access to the tarmac driveway providing parking for several vehicles and leads to **INTEGRAL SINGLE GARAGE 18'10" x 10'0" (5.78m x 3.05m)** with up and over door, power, light and return door to the utility area. Wall mounted gas fired central heating boiler and space and plumbing for washing machine. Pedestrian gate to the side garden which is stoned and leads to the rear garden.

The rear garden is slightly irregular in shape and is fenced to all sides. There is a large, paved patio area with brick edging. External lighting and water supply. The garden is mainly lawned with some recently planted shrub and trees throughout. To the other side of the property is a good area of lawn which provides space for a timber shed or the possibility of a single storey ground floor extension, subject to usual planning consents.

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.

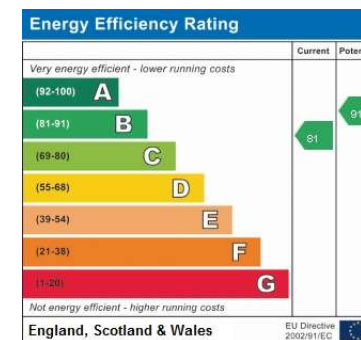
Viewing: Please contact the Retford office on 01777 709112.

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.

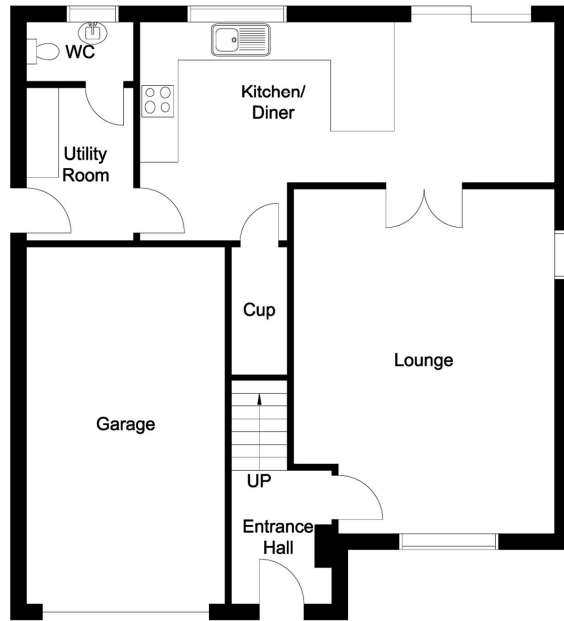
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

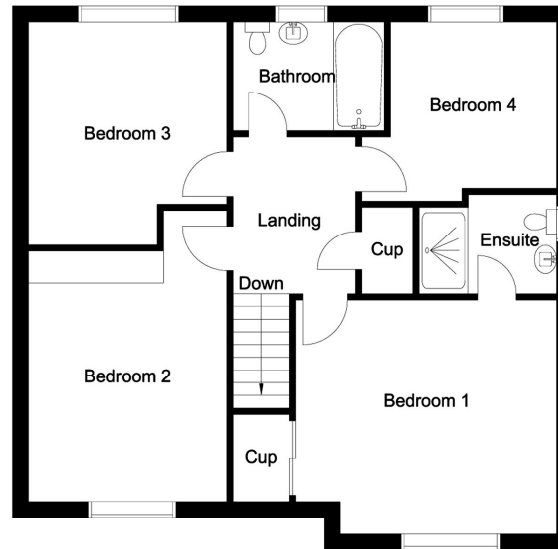
These particulars were prepared in March 2024.



Ground Floor



First Floor



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