



7 LAWSON CLOSE WEST DRAYTON

A stunning mid terrace house, beautifully presented with contemporary accents, quality specification, rear conservatory, garden studio/home office, off road parking and situated in a rural village yet convenient for A1 commuting.

£185,000

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BROWN & CO

Property and Business Consultants

7 LAWSON CLOSE, WEST DRAYTON, RETFORD, DN22 8EE

LOCATION

West Drayton is a modest village, essentially rural in nature, surrounded by farmland, but situated near Markham Moor, which has several amenities commensurate with its location on the A1. As such this property is ideal for those wishing to commute on the A1, access the wider motorway network or London Kings Cross rail services at Newark and Retford. Nearby Tuxford offers further facilities.

DIRECTIONS

what3words/// robots.curls.hinders

ACCOMMODATION

LOUNGE 17'9" x 12'3" (5.40m x 3.72m) measured to rear of chimney breast with mid set Stovax contemporary stove, front aspect, wood laminate floor covering, patio doors to conservatory.

CONSERVATORY 18'4" x 12'0" to 7'10" (5.60m x 3.66m to 2.38m) brick base, UPVC double glazed upper levels, tiled flooring and direct garden access.

KITCHEN 17'9" x 9'7" (5.40m x 2.92m) dimensions include staircase, luxuriously refitted with a range of high gloss, contemporary white units with granite effect composite worktops. Bosch appliances include dishwasher, fan assisted oven, microwave, induction hob and extractor. Integrated fridge freezer. Under unit accent lighting, tiled flooring.

FIRST FLOOR

LANDING

BEDROOM ONE 12'4" x 10'4" (3.77m x 3.14m) front aspect.

BEDROOM TWO 10'8" x 8'4" (3.25m x 2.55m) excluding entrance, over stairs cupboard, front aspect.

BEDROOM THREE 9'4" x 7'3" (2.84m x 2.21m) rear aspect, boiler cupboard hosting Worcester Bosch LPG central heating boiler.

BATHROOM well appointed and refitted with white suite including bath having rainfall and handset shower over, wall hung vanity basin and cabinet, WC, fully tiled walls.

OUTSIDE

Front parking court for two cars.

At the rear, the gardening includes a decked terrace off the conservatory with lawn beyond.

Garden Studio/Home Office 13'0" x 11'0" (3.95m x 3.35m) with comprehensive electrical specification and ideal for those wishing to work from home, hobbies, al fresco entertaining, etc.

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 A **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 finalizing 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.

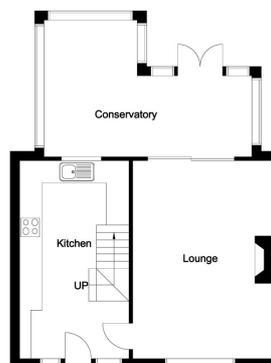
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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 specialize 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.

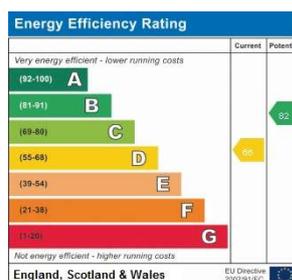
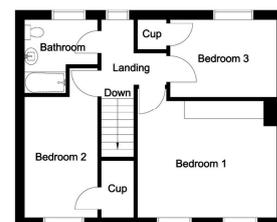
Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in March 2024.

Ground Floor



First Floor



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