



10 MAPLETOFT COURT, RETFORD
£270,000

BROWN & CO

10 MAPLEOFT COURT, RETFORD, DN22 8FZ

DESCRIPTION

A nicely presented four bedroom detached family home built recently by Avant Homes to the Lakebrook design which provides good open plan living kitchen dining room with bifold doors leading into the partially walled rear garden. In addition, there is an inner lobby and cloakroom, integral single garage and en suite facilities to the master bedroom as well as additional storage. The property fronts onto an open green area providing good walks for dogs and links to the tow path at the Chesterfield Canal.

LOCATION

This recently new development is to the north of Retford town centre, yet within comfortable walking distance. The town provides comprehensive shopping, leisure and recreational facilities as well as a mainline railway station and links to the A1 and A57. There are schools for all age groups within comfortable walking distance. The Chesterfield Canal is close at hand for walks, as is the Idle Valley nature reserve.

DIRECTIONS

What3words:///latched.help.snacking

ACCOMMODATION

Partially covered entrance with external light. Composite door with slimline window leading into

ENTRANCE VESTIBULE with stairs to first floor landing. Opening into the

LIVING DINING SPACE 17'9" x 16'0" (5.45m x 4.91m) with bifold doors into the garden. Wood effect flooring, TV and telephone points. Under stairs storage cupboard with power, light and telephone point. The living space opens into the



KITCHEN 8'6" x 14'2" (2.62m x 4.34m) maximum dimensions. Front aspect double glazed window. Comprehensive grey and marble effect base and wall mounted cupboard and drawer units. Built in Hotpoint electric oven with microwave above. Four ring induction hob with extractor over. Integrated dishwasher, fridge and freezer. Space and plumbing for washing machine. Single stainless steel sink drainer unit with mixer taps. Marble effect working surfaces with matching upstands. Door to



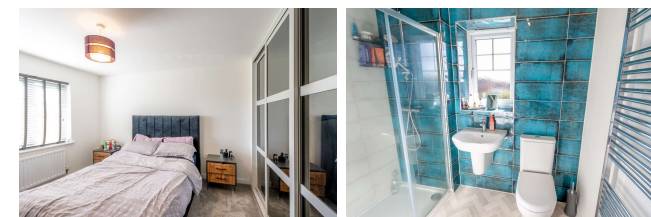
INNER LOBBY rear aspect double glazed window. Return door to integral single garage.

CLOAKROOM rear aspect obscure window. White low level wc, pedestal hand basin, part tiled walls and wood effect flooring.

FIRST FLOOR

GALLERY STYLE LANDING access to roof void.

BEDROOM ONE 12'4" x 12'0" (3.78m x 3.67m) measured to range of built in wardrobes with mirror fronted sliding doors, hanging and shelving space. Front aspect double glazed window with views to the open green. TV and telephone points. Door to



EN SUITE SHOWER ROOM front aspect obscure double glazed window. Tile enclosed shower cubicle with mains fed shower, glazed sliding screen, wall mounted hand basin with mixer tap, low level wc. Part tiled walls, chrome towel rail radiator.

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BEDROOM TWO 11'8" x 10'0" (3.61m x 3.05m) front aspect double glazed window overlooking the green.



BEDROOM THREE 11'9" x 7'8" (3.63m x 2.38m) maximum dimensions. Rear aspect double glazed window overlooking the rear garden. Telephone point.

BEDROOM FOUR 9'8" x 8'7" (3.00m x 2.66m) measured to built in double wardrobes with mirror fronted sliding doors, hanging and shelving space. Rear aspect double glazed window.



FAMILY BATHROOM rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with mixer tap/shower attachment and glazed screen. Wall mounted hand basin with mixer tap, low level wc. Partially tiled walls, extractor and chrome towel rail radiator.



OUTSIDE

The property is open planned to the front with a small area of lawn. Driveway with space for two cars side by side leading to **INTEGRAL SINGLE GARAGE 19'6" x 9'8" (5.97m x 3.00m)** with metal up and over door, power, light and return door into inner lobby. Pedestrian access to the side leading to the rear garden.

The rear garden is fenced and walled to all sides, raised paved patio, external light and water supply. The garden is a blank canvas as is just currently lawned but provides scope for some landscaping to the purchaser's design.

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.

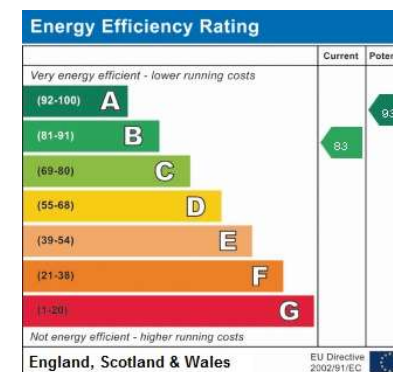
Viewing: Please contact the Retford office on 01777 709112.

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.

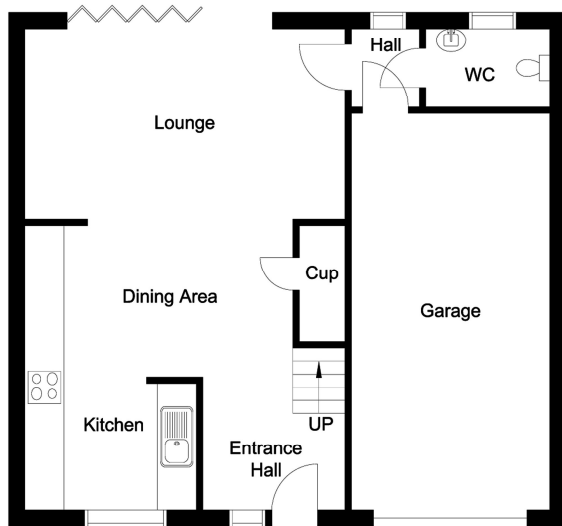
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

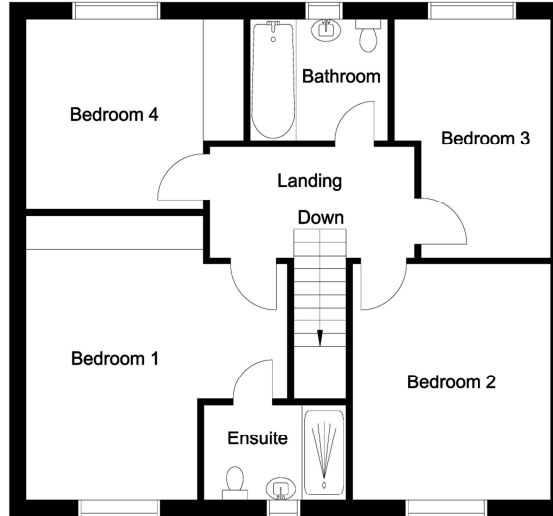
These particulars were prepared in March 2024.



Ground Floor



First Floor



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.
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