



HAVELOK, HAYTON
Offers in the region of £375,000

BROWN & CO

HAVELOK, 37 MAIN STREET, HAYTON, RETFORD, DN22 9LF

DESCRIPTION

Being sold for the first time since the house was built in 1966, is this detached versatile family home on a good sized plot which allows great potential for additional extensions to the side and rear, subject to usual planning consents. Currently the property has a through lounge diner, an additional room on the ground floor which could be a fourth bedroom/playroom or study. There are three good sized bedrooms on the first floor as well as a family bathroom. Attached to the breakfast kitchen is a utility room, there is a garage and ample parking, great sized rear garden which backs onto fields.

LOCATION

Hayton has immediate access to a wealth of country walks, lanes, bridleways, and the tow path of the Chesterfield Canal to enjoy the surrounding countryside. Nearby Clarborough has a range of facilities, presently including primary school and convenience store; Retford is a short car journey away.

The area in general is served by an excellent transport network, including the A1M to the west of Retford, from which the wider motorway network is available and the town also has a direct rail service into London Kings Cross (approx. 1 hour 30 minutes). Educational facilities (both state and independent) and leisure amenities are well catered for.

DIRECTIONS

What3words///drape.televised.hamper

ACCOMMODATION

Partially covered entrance with part glazed composite door with obscure slimline windows to the side into

ENTRANCE HALL stairs to first floor landing, telephone point, door to under stairs cupboard.

LOUNGE DINING ROOM 23'4" x 12'4" (7.13m x 3.78m) front aspect double glazed window and double glazed French doors leading into the rear garden. Feature fireplace with coal effect gas living flame fire set on tiled hearth with brick surround. TV and telephone points.



CLOAKROOM obscure double glazed rear aspect window. White low level wc, pedestal hand basin.

STUDY/BEDROOM FOUR 11'9" x 10'9" (3.64m x 3.31m) front aspect double glazed window.



KITCHEN BREAKFAST ROOM 13'6" x 9'7" (4.14m x 2.94m) rear aspect double glazed window overlooking the garden. A good range of base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap. Space and plumbing below for washing machine and slimline dishwasher. Built in electric oven with four ring gas hob and extractor above. Ample working surfaces, part tiled walls. Space for upright fridge freezer, built in shelved larder cupboard, half glazed door to



UTILITY ROOM 8'0" x 6'2" (2.48m x 1.88m) side aspect double glazed window, wooden stable door into the garden. Wall mounted gas fired central heating boiler. Base and wall mounted cupboards. Additional working surfaces, space for two further appliances. Return door to garage.



29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

FIRST FLOOR

LANDING with access to roof void. Built in storage cupboard. Built in linen cupboard with radiator and shelving.

BEDROOM ONE 13'2" x 10'9" (4.02m x 3.33m) dual aspect double glazed windows to front and side.



BEDROOM TWO 15'5" x 10'0" (4.71m x 3.07m) front aspect double glazed window.



BEDROOM THREE 12'4" x 7'10" (3.77m x 2.43m) rear aspect double glazed window with views to the garden and adjoining fields beyond.



FAMILY BATHROOM rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with Triton electric shower over. Low level wc and pedestal hand basin. Part tiled walls.



OUTSIDE

From Main Street is a dropped kerb giving access to the driveway providing space for two vehicles. The front garden has high hedging and a good area of lawn. The drive leads to an **ATTACHED SINGLE GARAGE 15'8" x 7'8" (4.81m x 2.38m)** with up and over door and return door into the utility room. There is pedestrian access to the side leading to the attractive and appealing rear garden which is of an extremely good size and is walled, hedged and fenced to all sides. Paved patio with brick edging, external water supply and lighting. The garden is mainly lawned with some established shrub, trees, flower beds and borders. Space for a greenhouse and small timber shed.

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.

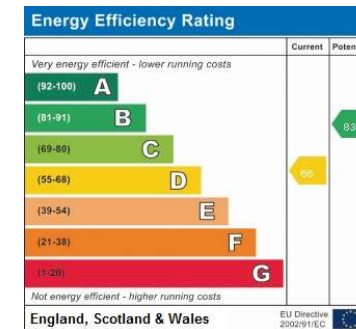
Viewing: Please contact the Retford office on 01777 709112.

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.

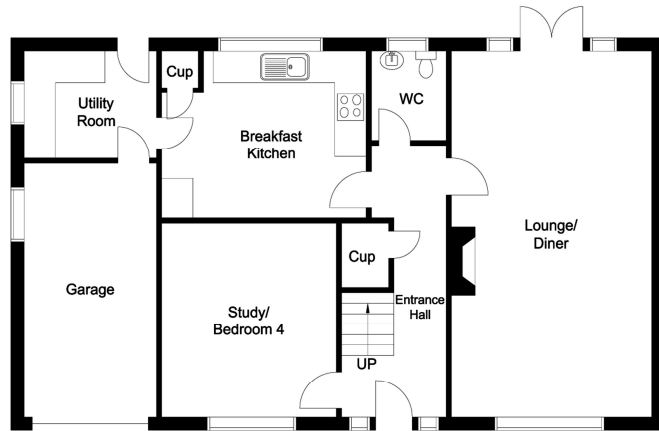
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

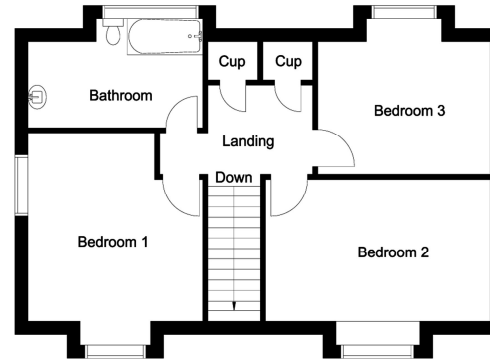
These particulars were prepared in March 2024.



Ground Floor



First Floor



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