



## 41 LAWNWOOD AVENUE ELKESLEY

A good sized three bedroomed family home at the head of the cul-de-sac with the added advantage of backing onto open fields, good sized and well-appointed modern dining kitchen, lounge and in addition there is off road parking for 2/3 cars and newly installed double glazing.

**£165,000**

Brown & Co  
Retford  
01777 709112  
retford@brown-co.com

**BROWN & CO**

Property and Business Consultants

# 41 LAWNWOOD AVENUE, ELKESLEY, RETFORD, DN22 8AG

## LOCATION

Lawnwood Avenue is located to the north of the village with easy access to the nearby A1. The village provides a local primary school, village hall and a convenience store. Retford town centre is approximately 6 miles away with more comprehensive shopping and recreational facilities, plus a mainline railway station with services to London Kings Cross (approximately 1 hour 20 mins).

## DIRECTIONS

From the church on Elkesley High Street, proceed north and take the second turning left on to Headland Avenue, which in turn leads on to Lawnwood Avenue and number 41 is at the end of the cul de sac on the left hand side.

## ACCOMMODATION

**BRICK BUILT PORCH** with double glazed windows and half glazed door with wood effect flooring, radiator and double glazed door to

**ENTRANCE HALL** with stairs to first floor landing, tiled flooring, telephone point, understairs storage cupboard and part obscure glazed door to

**LOUNGE 14'5" x 10'10" (4.43m x 3.35m)** front aspect double glazed picture window, part wood panelled walls, laminate flooring, recessed lighting, TV point

**DINING KITCHEN 20'9" x 10'0" (6.38m x 3.06m)** with two rear aspect double glazed windows, double glazed French doors into the conservatory. An extensive range of black base and wall mounted cupboard and drawer units, single sink drainer unit with mixer tap, built in electric Bosch stainless steel oven, four ring halogen above and with contemporary stainless steel and white coloured extractor over, ample working surfaces, space for fridge/freezer, space and plumbing for washing machine, part tiled walls, recessed lighting, ceramic tiled flooring, door to

**CONSERVATORY 11'9" x 10'2" (3.63m x 3.10m)** with UPVC double glazed windows and French doors with polycarbonate roof, views to garden and adjoining fields, tiled flooring.

## FIRST FLOOR

**LANDING** with side aspect double glazed window, access to roof void.

**BEDROOM ONE 14'0" x 10'0" (4.32m x 3.06m)** rear aspect double glazed picture window with views to garden and adjoining fields. Part wood panelled walls. Built in airing cupboard with hot water tank and shelving.

**BEDROOM TWO 14'0" x 10'10" (4.31m x 3.35m)** maximum dimensions, front aspect double glazed picture window.

**BEDROOM THREE 10'7" x 6'9" (3.27m x 2.12m)** front aspect double glazed picture window. Part wood panelled walls.

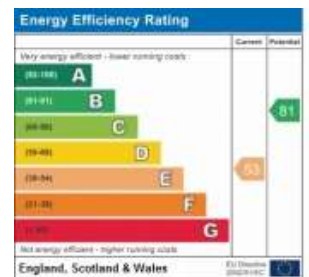
**SHOWER ROOM** rear aspect obscure double glazed window. Walk in shower cubicle with mains fed shower, glazed screen, pedestal hand basin, low level WC, part tiled walls, chrome towel rail/radiator, tiled flooring extractor and recessed lighting.

## OUTSIDE

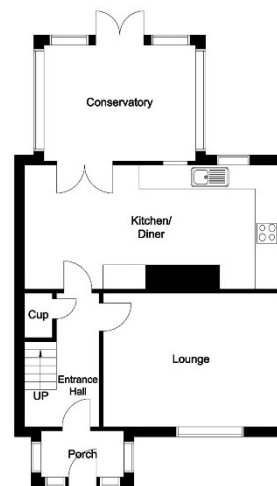
The front is open plan with hard standing for two/three cars. Side access by way of a small, paved area ideal for a shed with oil tank. Wooden gate giving access to the garden with small brick built shed, outside water supply, oil tank. The garden is fenced to all sides, patio area and two decked areas and a further timber shed in need of some renovation.

## 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.**  
**Surveys:** We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946. These particulars were prepared in March 2024



Ground Floor



## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and inclusion of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.