



26 MAIN STREET, HAYTON  
£385,000

**BROWN & CO**

## 26 MAIN STREET, HAYTON, RETFORD, DN22 9LL

### DESCRIPTION

An immaculately presented and recently refurbished detached bungalow in this favoured village location within easy access of Retford town centre. The property benefits from views of fields and paddocks to the rear and open aspect to the front. The property has been rendered and insulated externally. The benefits of the property include ample parking as well as a detached double garage with eaves storage above which could provide the scope to create home office working. The property also benefits from a modern fitted kitchen and bathroom as well as a spacious hallway.

### 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 Claborough 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

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### ACCOMMODATION

Part glazed composite door with obscure side light windows into

**L-SHAPED ENTRANCE HALL 17'0" x 14'7" (5.22m x 4.48m)** maximum dimensions. Part patterned tiled flooring, exposed ceiling timbers, central heating thermostat, fitted recess with coat hanging space and shoe storage as well as seat and access to the

loft void which is part boarded and houses the gas fired central heating combination boiler, light and ladder.



**LOUNGE 19'5" x 12'4" (5.94m x 3.79m)** dual aspect with large front aspect picture window overlooking the garden and fields beyond. Feature rustic dual aspect open fireplace with oak bressummer and fitted multi fuel burner on slate hearth. TV and telephone points. Leading through into



**OPEN PLAN KITCHEN DINING ROOM 26'2" x 9'6" (7.98m x 2.92m)** Dining Area side aspect double glazed window. Oak laminate flooring, reverse of the fireplace with oak bressummer. Half glazed door into utility room.



**Kitchen Area** refitted and provides a comprehensive range of base and wall mounted cupboard and drawer units, 1 1/4 sink drainer unit with mixer tap, built in electric Neff oven with four ring induction hob and extractor above. Ample wood effect working surfaces with matching upstand, rear aspect double glazed window with views to the landscaped gardens, fields and paddocks beyond. Additional range of slimline cupboards with space for American style fridge. Central island with cupboards and breakfast bar. Return door to hall.



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**UTILITY ROOM 16'2" x 8'7" (4.94m x 2.66m)** double glazed windows overlooking the garden and fields and paddocks beyond. Half glazed door to the garden. Matching range of base cupboards with 1 ¼ sink drainer unit with mixer tap. Space and plumbing for dishwasher and washing machine. Ample wood effect working surfaces, oak coloured flooring.



**CLOAKROOM** side aspect obscure double glazed window. White low level wc, part wood panelled walls.

**BEDROOM ONE 12'5" x 11'0" (3.82m x 3.39m)** front aspect double glazed picture window with views to the garden, fields and paddocks. Range of mirror wardrobes with ample hanging and shelving space.



**BEDROOM TWO 11'4" x 11'0" (3.47m x 3.39m)** rear aspect double glazed window overlooking the garden and paddock.



**BEDROOM THREE 8'5" x 8'4" (2.60m x 2.56m)** measured to front of built in double wardrobe with mirror fronted sliding doors, hanging and shelving space. Front aspect double glazed window with views to the garden and paddocks. TV point.

**REFITTED BATHROOM 8'7" x 7'4" (2.65m x 2.25m)** two obscure double glazed windows. Four piece white suite comprising oval free standing bath with mixer tap/shower attachment. Separate shower cubicle with glazed screen, tiled walls and mains fed shower. Vanity unit with inset sink and mixer tap. Low level wc with concealed cistern and cupboards below and display area above. Part wood panelled walls. Shaver socket, UPVC clad ceiling with recessed lighting.



## OUTSIDE

The front has been landscaped with a block paved drive leading to the turning driveway providing parking for several vehicles to the front. The front is split with two areas of lawn comprising railway sleeper edgings and established shrubs with fencing to all sides. From the drive are double wooden gates leading to the inner driveway offering additional space for 2-3 vehicles as well as a camper/caravan leading to brick built **DETACHED DOUBLE GARAGE 21'10" x 20'6" (6.69m x 6.29m)** with electric operated roller doors, security lighting, personal door to side and window. Eaves storage, power and light.

The rear garden is a nice feature of the property and is fenced and hedged to all sides. There is a porcelain paved patio with external lighting, a good area of lawn with central step made from railway sleepers, raised brick built shrub and flower bed. Timber decking with a timber built seating area, additional paved patio and the rear garden overlooks adjoining fields and paddocks. External water supply.

## 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.

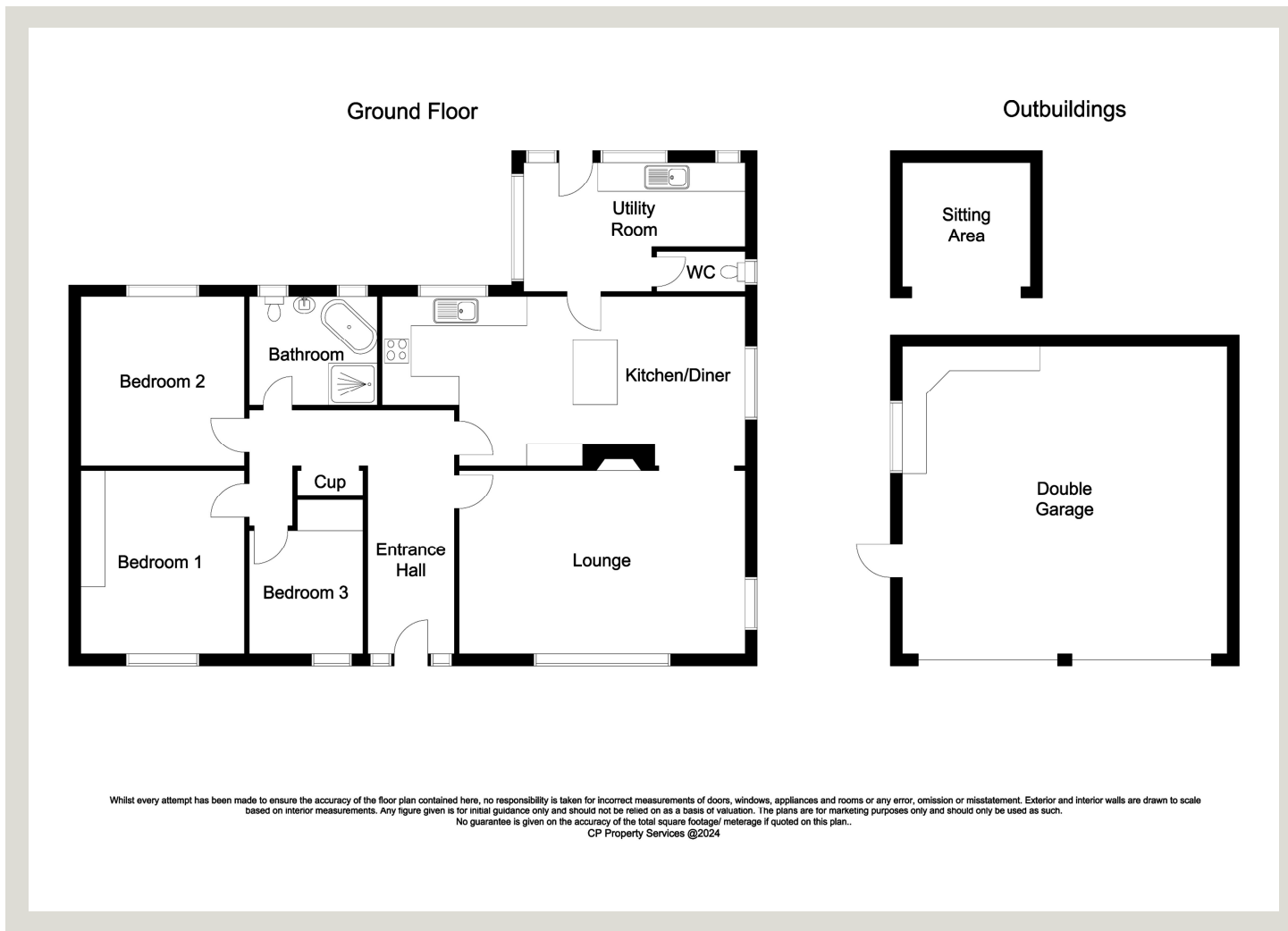
Viewing: Please contact the Retford office on 01777 709112.

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.

These particulars were prepared in April 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		B1
(69-80)	<b>C</b>		C2
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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