



**Lawnwood Avenue, Elkesley RETFORD DN22 8AF**

**welcome to**

**Lawnwood Avenue, Elkesley RETFORD**

**\*\*OFFERED WITH NO UPWARD CHAIN\*\*** is this extended three bedroom semi detached family home with spacious dining kitchen that has been partially renovated overlooking the extensive rear garden. Wooden garden room, block built outbuilding and on street parking. Situated in a popular village location.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Porch

Central heating radiator, double glazed window and double glazed door.

## Entrance Hall

Under stairs cupboard.

## Lounge

10' 11" x 14' 5" ( 3.33m x 4.39m )

Central heating radiator, vertical central heating radiator and double glazed window to the front.

## Dining Kitchen

21' 8" max into recess x 13' 1" extending to 20' 11" (

6.60m max into recess x 3.99m extending to 6.38m )

Good sized dining kitchen area fitted with shaker style base units, complementary work surfaces including breakfast bar, splash back tiling and sink and drainer unit. Integrated electric oven and hob, space for fridge freezer and plumbing for washing machine. Feature wall with quartz decorative tiling, part tiled flooring, spotlights to the ceiling, two central heating radiators. Double glazed window to the side and three panel bi fold doors to the rear opening out onto the garden.

## Landing

Stairs leading to the landing with loft access, central heating radiator and double glazed window to the side.

## Bedroom One

10' x 12' 6" plus recess ( 3.05m x 3.81m plus recess )

Storage cupboard, central heating radiator and double glazed window to the rear.

## Bedroom Two

9' 11" plus door recess x 10' 11" ( 3.02m plus door recess x 3.33m )

Central heating radiator and double glazed window to the front.

## Bedroom Three

6' 11" x 10' 8" ( 2.11m x 3.25m )

Central heating radiator and double glazed window to the front.

## Bathroom

Fitted with wc, wash hand basin and bath with shower above. Central heating radiator and double glazed window to the side and rear.

## Rear Garden

Extensive lawned garden with patio area.

## Garden Room

16' 1" max x 12' 9" max ( 4.90m max x 3.89m max )

Power, light, two double glazed windows and double glazed doors.

## Block Built Outbuilding

9' 4" x 11' 10" ( 2.84m x 3.61m )

## Buyers Information

Air source heat pump fitted in April 2024

8 owned solar panels



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## Lawnwood Avenue, Elkesley RETFORD

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- OFFERED WITH NO UPWARD CHAIN
- Extended three bedroom semi detached family property

Tenure: Freehold EPC Rating: B

Council Tax Band: A

guide price

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD109813 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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