25 LIME TREE AVENUE, RETFORD

Offers in the region of £250,000
DESCRIPTION
This is an elegant and truly deceptive Victorian semi detached house offering generously proportioned five bedroom family living space.

Sympathetically upgraded to many areas the property successfully combines character attributes such as high corniced ceilings, traditional fireplaces, spindled balustrades with a modern specification to enjoy family life including fitted furniture to three bedrooms, well appointed kitchen with two oven Aga and fine bathroom.

The accommodation commences with an entrance porch opening to a generous reception hall. The two reception rooms are generously proportioned with the present vendors utilising the front bay fronted room as the formal dining room and rear as a well appointed kitchen with two oven Aga and fine bathroom.

At first floor level there are front and rear landings and most generous master bedroom plus two further bedrooms and the house bathroom. The house bathroom is well appointed in natural tones featuring both spa bath and frameless showering enclosure. At second floor level, two further bedrooms are provided.

Externally the property has a railed front forecourt and a mature rear garden. This features a block paved terrace making it ideal for alfresco entertaining.

The property is equipped with gas fired central heating via a combination boiler.

LOCATION
The property enjoys frontage to the highly regarded cul-de-sac of Lime Tree Avenue. This is a much desired residential address lying within walking distance of town centre amenities.

Retford itself is an attractive Georgian market town boasting a full range of facilities. It is particularly well located for accessing the areas excellent transport links. There is a direct rail service into London’s Kings Cross (approx. 1 hour 30 minutes). The A1M lies to the west from which the wider motorway network is available and air travel is feasible via conveniently located airports of Doncaster Sheffield and Nottingham East Midlands.

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS
Leaving Retford town centre market square via Bridgegate, turn left at the roundabout onto Hospital Road and immediately right onto Lime Tree Avenue. The property will be found on the left hand side.

ACCOMMODATION
ENTRANCE PORCH
RECEPTION HALL corniced ceiling, inner archway, staircase, spindled balustrade, downlighters, understair storage cupboard, radiators.

SITTING ROOM 4.45m x 3.95m measured to rear of chimney breast with deep recess having quaint gas fired stove, dual aspect including double doors onto rear block paved terrace and contemporary shuttered windows, corniced ceiling, picture rails, shutter windows, radiators.

CLOAKROOM low suite wc, pedestal washhand basin, coving, painted quarry tiled flooring, radiator.

DINING ROOM 4.72m x 4.45m with splayed bay window to front, measured to rear of chimney breast with attractive contemporary fireplace, corniced ceiling, picture rails, radiators.
**BREAKFASTING KITCHEN 4.11m x 3.66m** luxuriously and comprehensively appointed with an attractive range of country cream shaker style units, base units surmounted by polished granite working surfaces with complementing upstands and wall cupboards being illuminated beneath. Tiled recess to chimney breast hosting two oven gas fired Aga. Other appliance recesses. Integrated dishwasher, pull out bin drawer, inset 1.5 sink unit, downlighters.

**UTILITY / BACK KITCHEN 2.74m x 2.43m** equally well appointed with complementing country cream units including deep pantry and appliance cupboards, combination microwave oven, sink unit, plumbing for washing machine, external door.

**CONSERVATORY 3.77m x 2.86m to 2.60m** brick base with tiling having underfloor heating, double doors onto block paved terrace, fine views over rear garden.

**FIRST FLOOR**

**FRONT LANDING** staircase to second floor with spindled balustrade, radiator.

**BEDROOM ONE 5.68m x 3.95m** with comprehensive range of inbuilt furniture, wardrobes, top level storage, bedside cabinets and kneehole vanity unit. Picture rails, radiators.

**SECOND FLOOR**

**BEDROOM FOUR 5.82m x 2.59m** good range of modern inbuilt furniture including wardrobes, drawers bedside cabinet, range of book shelving and desk unit. Access to eaves storage, downlighters, gas convector.

**BEDROOM FIVE 4.03m x 2.92m** side aspect window, gas fire convector heater.

NB the gas fired combination boiler is located in the roof space.

**OUTSIDE**

Traditional front forecourt garden behind railings, pathed front entrance door continuing by the side of the property where a foot gate opens onto an attractive block paved terrace ideal for sitting out and alfresco entertaining. This area is directly accessible from the sitting room, utility room / back kitchen and conservatory. There is a lawned garden beyond with perimeter shrubbery. Timber garden store.

**HOUSE BATHROOM** luxuriously appointed in natural tones. Attractive white suite including spa bath, generous frameless walk in showering enclosure having overhead deluge shower and additional handset, vanity washhand basin, low suite wc. Tiling is around fittings to half height and complementing flooring. Cylinder cupboard, chrome towel warmer.

**BEDROOM TWO 4.45m x 3.17m** further range of attractive modern inbuilt furniture, wardrobes, kneehole vanity units and desk unit. Picture rails, rear aspect window, two downlighters, radiator.

**REAR LANDING**

**BEDROOM THREE 2.84m x 2.67m** coving, downlighters, side aspect window, radiator.

**Energy Efficiency Rating**

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GENERAL REMARKS and 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: Intending buyers will be asked to produce original Identity Documentation and Proof of Address before Solicitors are 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.

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 September 2017.