



# 1 CHAINBRIDGE ROAD, LOUND, RETFORD

Chainbridge Close is a small cul de sac of similar houses located in the popular village of Lound. There are local amenities and a good bus service into Retford.

**£155,000**

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

**BROWN & CO**

Property and Business Consultants

# 1 CHAINBRIDGE ROAD, LOUND, RETFORD, NOTTINGHAMSHIRE, DN22 8RZ

## DESCRIPTION

Situated in the popular village of Lound this extended 2-bedroom semi-detached house is ideal for first time buyers and investors like. The property has had a large rear extension creating a good-sized kitchen living dining area with the property enjoying a generous wrap around garden. The property has gas central heating and double glazing, and ample off road parking. Viewing is highly recommended. There is no onward chain for ease of purchase.

## LOCATION

Lound is a highly regarded village with active local community and presently hosting a village pub which is the hub of village life. Lound is set amidst gently undulating North Nottinghamshire countryside close to the South Yorkshire border. As such it is ideally placed for commuting into Bawtry, Doncaster and the South Yorkshire conurbation beyond.

It is also conveniently located for the areas excellent transport links with the A1M lying to the west from which the wider motorway network is available, Retford has a direct rail service into London Kings Cross (approx. 1 hour 30 minutes).

Leisure amenities and educational facilities (both state and independent are well catered for. There is a primary school in the adjacent village of Sutton cum Lound. There are a number of lakes, footpaths, bridleways and lanes to enjoy surrounding countryside.

## DIRECTIONS

What3words///highbrow.reminder.showdown

## ACCOMMODATION

**COVERED ENTRANCE** with wood grain effect, uPVC part glazed door to entrance hall with stairs to first floor landing, telephone point, doors to lounge and kitchen breakfasting room.

**LOUNGE 17'10" x 12'1" (5.44m x 3.67m)** front aspect, double glazed bow window overlooking the front garden, feature fireplace with matching hearth and electric fire. Square arch into

**KITCHEN BREAKFASTING ROOM 12'2" x 17'8" (3.72m x 5.39m)** dual aspect with double glazed windows overlooking side and rear elevation and part glazed stable door leading to the side. An extensive range of wood grain effect base and wall mounted cupboards and drawer units, space for two free-standing under counter appliances, one and a quarter stainless sink drainer unit with mixer tap. Built in electric oven with halogen hob and stainless-steel extractor canopy over, part tiled walls. Cupboard housing wall mounted gas fired Baxi central heating boiler. Chrome spotlight points. Under stairs storage area, tiled flooring.

LANDING side aspect double glazed window. Access to roof void.

**BEDROOM ONE 13'0" x 8'3" (3.96m x 2.50m)** front aspect double glazed window overlooking the front garden, built in wardrobes with sliding doors, and further over stairs built in cupboard, tv ariel point.

**BEDROOM TWO 11'1" x 9'4" (3.98m x 2.84m)** rear aspect double glazed window, built in cupboard.

**BATHROOM** frosted double glazed window to the rear, white 3 piece suite with panelled bath and electric shower over. Low level WC, pedestal wash hand basin, tiled walls, extractor fan.

## OUTSIDE

To the front is open plan, hedging to all sides, the gardens are predominantly lawned, side garden being split level. Established shrubs, external light. The rear part of the garden is accessed by pebble and paved pathway and off Town Street there are double wrought iron gates giving access to concreted off road parking for 2/3 vehicles.

## 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 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.

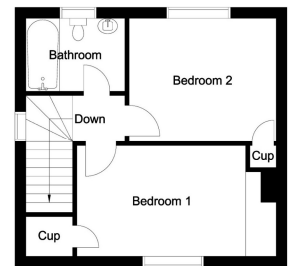
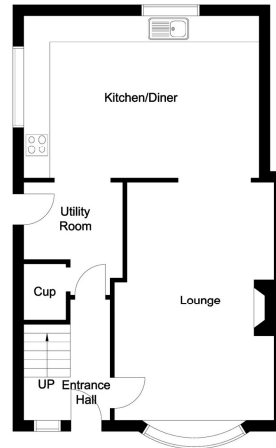
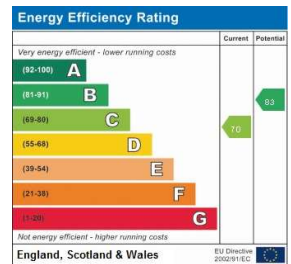
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

These particulars were prepared in March 2024.



## IMPORTANT NOTICES

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