



STONEY BANK LODGE, OLDCOTES
£450,000

BROWN & CO

STONE BANK LODGE, 8 WEIRSIDE, OLDCOTES, WORKSOP, NOTTINGHAMSHIRE, S81 8HW

DESCRIPTION

A substantial and extended detached executive style family home in small cul-de-sac in the small village of Oldcotes which is 6 miles north of Worksop. The property has many benefits including a large dual aspect lounge with hand carved fireplace, separate dining room and a modern kitchen opening into a single storey garden room which overlooks the enclosed and attractive rear garden. There are four good sized bedrooms as well as en suite facilities to the master bedroom and an attached pitched roof double garage and parking to the front.

LOCATION

Oldcotes is a desirable conservation village with some local amenities but Worksop town centre is within comfortable distance offering more comprehensive shopping, leisure and recreational facilities as well as schools for all age groups. Bassetlaw Hospital is also close by as is the A1 and M18 linking onto wider motorway network. There is accessibility to countryside with some good walks and there is a mainline railway station in nearby Retford on the London to Edinburgh intercity link.

DIRECTIONS

From Worksop, proceed north on the A60 Doncaster Road out of the town and as you enter Oldcotes, Weirside is the last turning on the left hand side before the traffic lights at the Blyth Road/Maltby Road junction.

ACCOMMODATION

UPVC leaded light door and matching windows to

ENTRANCE PORCH with brick faced wall, wall light points, glazed beveled glass and leaded light additional door to

L-SHAPED ENTRANCE HALL 13'0" x 7'8" (3.99m x 2.36m) with front aspect double glazed leaded light window with fitted shutters, under stairs storage area with telephone point, ornate dado rail, stairs to first floor landing, central heating thermostat, door to



CLOAKROOM side aspect obscure double glazed leaded light window, coloured low level wc, pedestal hand basin, half tiled walls, spotlight.

LOUNGE 20'0" x 13'6" (6.32m x 4.15m) dual aspect to front and rear, the front being a square bay window with fitted shutters, feature limed oak hand carved bespoke fireplace with marble insert and matching hearth and coal effect gas living flame fire with ornate mantle. A large picture window with fitted shutters to the garden, eyeball downlighting, moulded skirtings, TV and telephone points, beveled glazed small pane double doors into



DINING ROOM 10'9" x 9'8" (3.33m x 2.99m) with return door to hallway, oak wood flooring, wall light points, square opening into garden room.



BREAKFAST KITCHEN 15'7" x 12'0" (4.77m x 3.66m) side aspect double glazed leaded light window. An extensive range of cream coloured wood grain effect base and wall mounted cupboard and drawer units with inset 1 1/2 stainless steel sink with mixer tap, integrated dishwasher, curved corner cupboard, ample granite working surfaces with matching splashback, concealed lighting to the wall cupboards, recessed lighting to the pelmets, floor level LED lighting, TV point, space for large range cooker with Rangemaster double width extractor canopy and granite splashback, space for American style fridge with slimline pull out larder drawers to either side. Oak wood flooring, fitted shutters and square arch leading into



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GARDEN ROOM 22'3" x 10'7" (6.80m x 3.27m) maximum, with full range of double glazed windows with insulated blinds, French doors to garden, high level raised Velux windows, oak wood flooring, two wall mounted electric panel heaters and TV point, recessed downlighting.

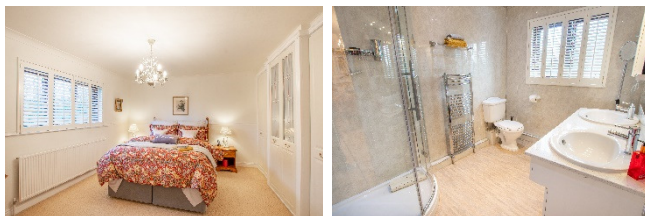


UTILITY ROOM 11'8" x 6'3" (3.58m x 1.93m) side aspect double glazed leaded light window and half glazed UPVC door, range of base and wall mounted cupboard and drawer units with 1 ¼ stainless steel inset sink with mixer tap, space and plumbing below for washing machine and tumble dryer, granite working surfaces with matching splashback and windowsill, good range of cupboards, doorway into the garage, oak wood flooring.

FIRST FLOOR

GALLERY STYLE LANDING access to roof void, front aspect leaded light double glazed window with fitted shutters, built in linen cupboard with shelving, ornate dado rail.

BEDROOM ONE 14'6" x 13'9" (4.45m x 4.22m) rear aspect leaded light double glazed window with fitted shutters and views to the garden. A range of three double wardrobes with ample hanging and shelving space, dado rail, TV point and door to



EN SUITE SHOWER ROOM 9'8" x 6'5" (2.99m x 1.97m) rear aspect leaded light double glazed window with fitted shutters, corner fitted 1 ½ length shower cubicle with curved glazed screen and shower attachment, fitted his and hers vanity unit with cupboards and drawers below, both with mixer taps and quartz surround and splashback and large wall mounted mirror with lighting, medicine cabinet and shelving, low level wc, tiled walls, UPVC ceiling with recessed downlighting, chrome towel rail radiator and shaver socket.

BEDROOM TWO 14'0" x 8'8" (4.28m x 2.68m) rear aspect with sealed unit leaded light double glazed window with fitted shutters.



BEDROOM THREE 13'7" x 9'4" (4.17m x 2.86m) side aspect with two leaded light double glazed windows with fitted shutters, currently being used as a dressing room.

BEDROOM FOUR 12'0" x 10'7" (3.66m x 3.26m) front aspect double glazed square bay leaded light window with venetian blinds, telephone point.

FAMILY BATHROOM 9'5" x 7'0" (2.88m x 2.16m) side aspect obscure leaded light double glazed window, four piece coloured suite with panel enclosed bath with mixer tap shower attachment and glazed screen, range of shelving and cupboards to the side, low level wc, pedestal hand basin, half tiled walls, wall mounted mirror with LED lighting, spotlight.

OUTSIDE

The front of the property has a small area of lawn. There is access to the herringbone block paved driveway with space for three/four vehicles and matching path to the front door and side. The front garden is attractively laid and well manicured with sculptured lawns, flower beds and borders. The driveway leads to **ATTACHED DOUBLE GARAGE 17'2" x 17'0" (5.23m x 5.18m)** with full width segmented up and over door, power and lighting, eaves storage and gas fired combination central heating boiler, side aspect leaded window.

The rear garden is an attractive feature of the property and has been landscaped incorporating fencing to the sides, limestone walling to the rear, paved pathway and patio. Attractively laid with sculptured lawns, established shrub, flower beds and borders including honeysuckle and clematis. 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 F. 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.

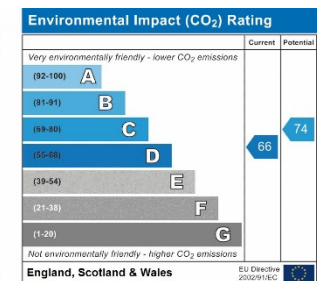
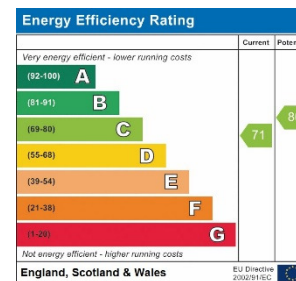
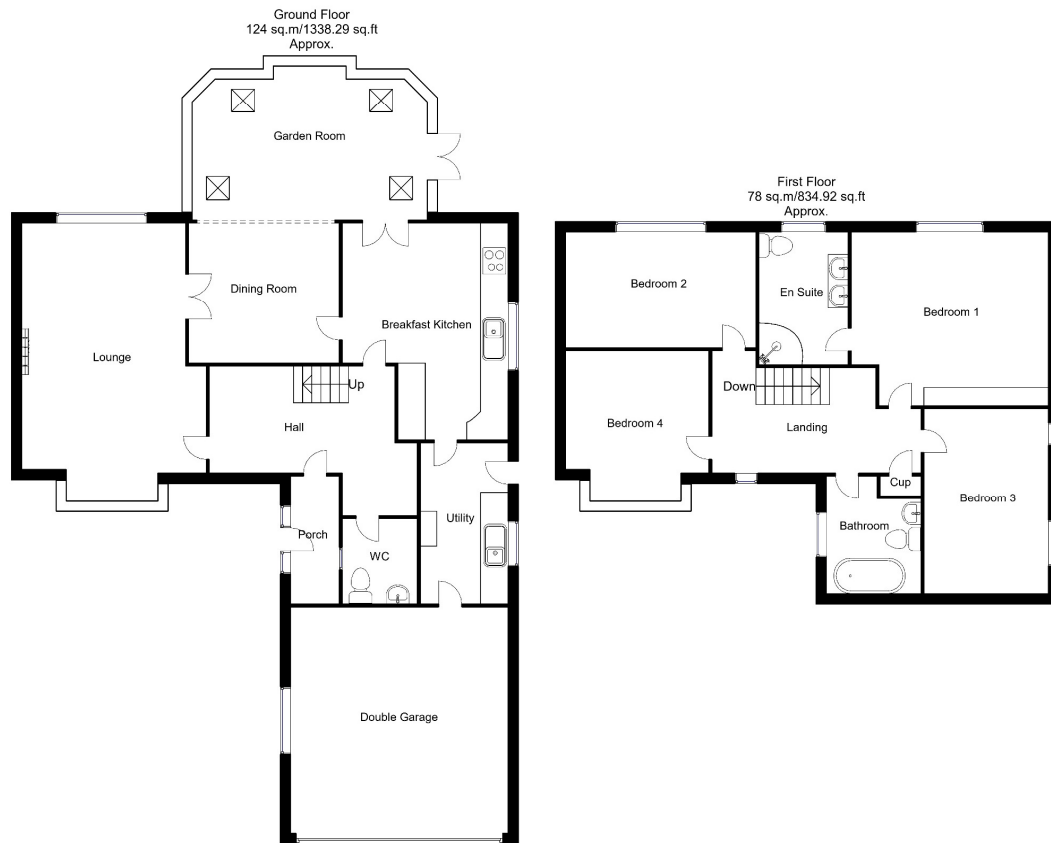
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

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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 October 2020.



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