



ORCHARD END, SUTTON CUM LOUND
£385,000

BROWN & CO

ORCHARD END, 9 TOWN STREET, SUTTON CUM LOUND, RETFORD, DN22 8PT

DESCRIPTION

An extremely well presented and extended detached bungalow with great versatile accommodation. There is a well appointed refitted kitchen breakfast room overlooking the garden and fields beyond with some integrated appliances including double Bosch ovens. There is a large hallway, 18ft rear aspect lounge opening into the dining room. Remodelled family bathroom, as well as attractive front garden with driveway and integral garage. Gardens are of a good size and a blank canvas for a keen gardener. The property does abut fields to the rear. Newly laid carpet and tiled flooring throughout.

LOCATION

Sutton cum Lound is a village to the north which has good accessibility to Retford town centre which provides comprehensive shopping, leisure and recreational facilities as well as good links to the A57 and A1 which in turn links to the wider motorway network. There are countryside walks available.

DIRECTIONS

what3words/// showcases.stunt.shorthand

ACCOMMODATION

Part glazed composite door with double glazed obscure window to the side leading into

GOOD SIZED ENTRANCE HALL 20'5" x 7'7" (6.25m x 2.34m) with arch display area which could create extra storage. Access to roof void. Built in cupboard housing the wall mounted gas fired central heating boiler with factory lagged hot water cylinder below and shelving. Central heating thermostat.

CLOAKROOM side aspect obscure double glazed window. White low level wc, wall mounted rectangular hand basin with mixer tap and cupboard below. Ceramic tiled floor, chrome towel rail radiator.

BEDROOM ONE 12'6" x 12'5" (3.84m x 3.81m) front aspect double glazed picture window overlooking the front garden. TV point.



BEDROOM TWO 14'3" x 9'4" (4.37m x 2.87m) front aspect double glazed picture window with views to the front garden, built in double wardrobe with hanging and shelving space.



LOUNGE DINING ROOM

Dining Area 11'9" x 9'9" (3.59m x 3.01m) square arch opening into



Lounge Area 18'1" x 15'5" (5.53m x 4.71m) triple aspect with double glazed windows. Double glazed French doors leading into and overlooking the garden and fields. Two telephone points. Double doors leading into



BREAKFAST KITCHEN 18'3" max x 10'4" (5.59m x 3.16m) also accessible from the hallway. The kitchen is divided into two areas with an extensive range of cashmere coloured base and wall mounted cupboard and drawer units, integrated dishwasher, washing machine, fridge and freezer. Two Bosch double ovens. Four ring halogen hob with contemporary extractor canopy above, tiled splashback. A good range of wood effect working surfaces with splashback. Ceramic tiled flooring, recessed lighting, half glazed composite door leading into the rear garden. The kitchen also has a deep recessed area which could be turned into a cupboard or dog bed area.



BEDROOM THREE/STUDY 8'8" x 7'5" (2.67m x 2.27m) rear aspect double glazed picture window overlooking the garden and fields beyond.

BATHROOM three piece white suite with square P-shaped panel enclosed bath with mixer tap and electric Mira shower with handheld attachment, glazed screen. Pedestal hand basin with mixer tap and tiled splashback, large niche above with tiled sill. White low level wc, chrome towel rail radiator. Ceramic tiled flooring, shaver socket, recessed lighting, extractor.



OUTSIDE

The front is walled to all sides with a good sized pebbled driveway with space for 2-3 vehicles and sculptured brick edging. Area of lawn with some shrub borders. External lighting, path to the front door. The drive leads to **INTEGRAL SINGLE GARAGE** with wooden opening doors and personal door to the rear garden. Additional external storeroom. Access to the side of the property leading to the rear garden.

The rear garden is fenced to all sides with an Indian stone paved patio accessed from the lounge area. The garden is lawned and recently been reseeded and provides a good canvas for the keen gardener. Additional pebbled pathway and side patio with external lighting and water supply.



View

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 B.

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.

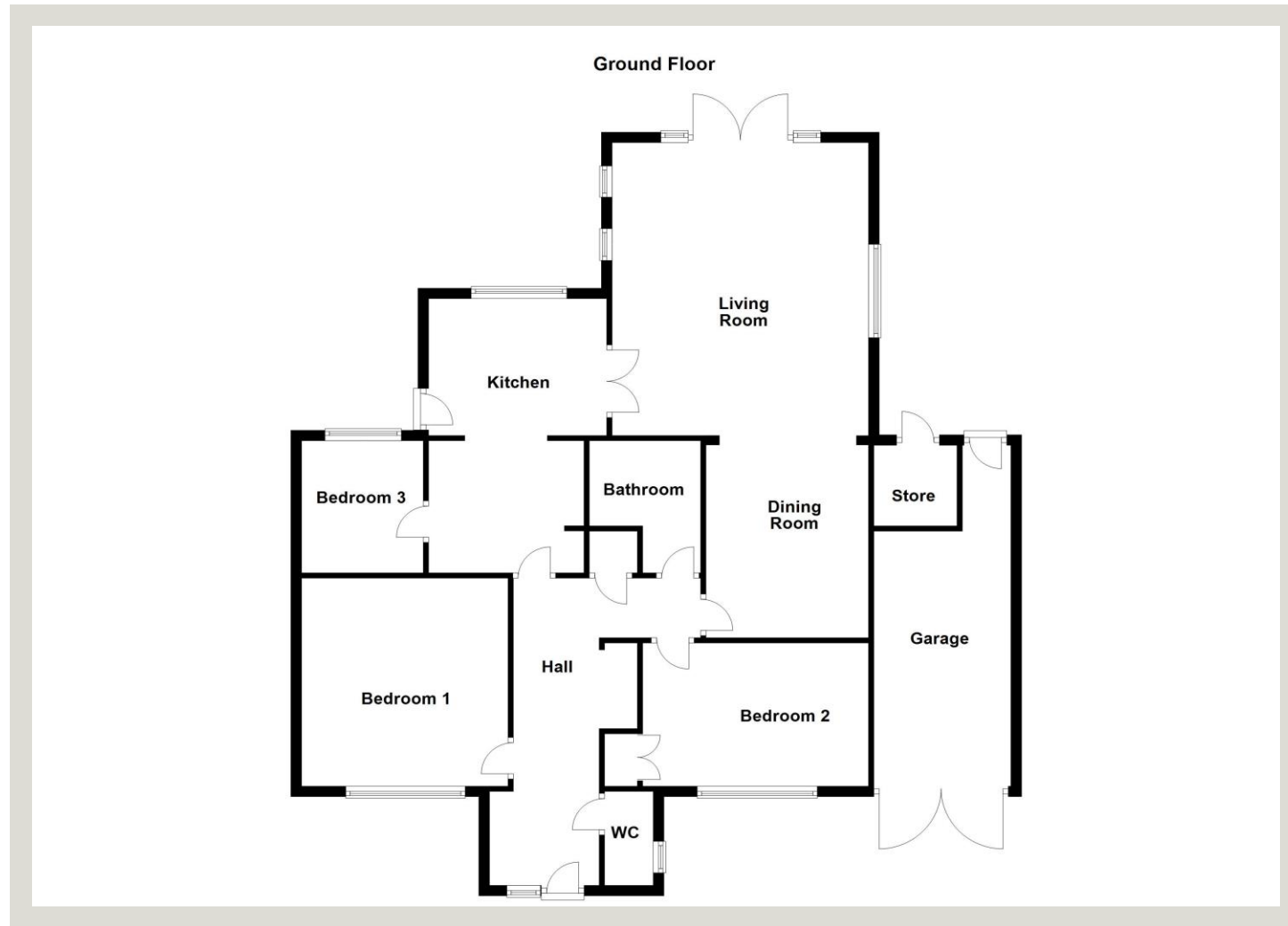
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

These particulars were prepared in December 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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