



WYKE, LONDON ROAD, RETFORD  
£385,000

**BROWN & CO**

## WYKE, LONDON ROAD, RETFORD, DN22 7JG

### DESCRIPTION

A substantial detached four bedroom family home on the very edge of Retford town centre. The property offers delightful views to fields to the rear and across the River Idle. Wyke provides spacious accommodation throughout but is in need of some modernisation and refurbishment and there is ample scope to extend to the side and rear if required (subject to usual planning consent).

### LOCATION

The property enjoys frontage to London Road, the town's southern arterial approach.

The location is such that both town centre amenities and open countryside are within comfortable reach. Retford itself is ideally located for accessing the areas excellent transport links. The A1M lies to the west from which the wider motorway network is available. There is 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. The property falls within the Retford South Conservation Area.

### DIRECTIONS

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### ACCOMMODATION

Covered front **PORCH** with tiled steps and part glazed door into

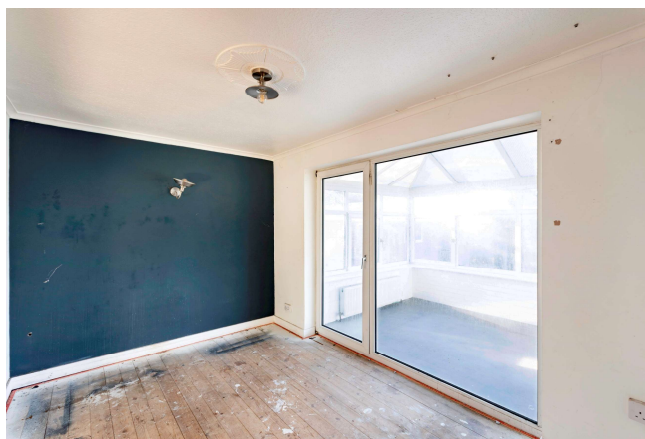
**L-SHAPED ENTRANCE HALL** wood effect laminate flooring, under stairs storage cupboard. Stairs to first floor landing.

**CLOAKROOM** with side aspect obscure window. White low level wc, pedestal hand basin, part tiled walls, laminate flooring.

**LOUNGE 13'6" x 12'9" (4.15m x 3.94m)** double aspect to front and side with double glazed bow window, feature fireplace with pebble effect electric fire. TV point. Wall light points. Sliding doors to



**DINING ROOM 12'9" x 8'2" (3.94m x 2.50m)** also accessible from the kitchen. Wall lights, double glazed window and door into



**CONSERVATORY 11'8" x 8'2" (3.58m x 2.50m)** brick base with double glazed windows. Double glazed French doors into the garden. Polycarbonate roof and centra ceiling fan. Views to the garden and fields beyond.



**BREAKFAST KITCHEN 15' x 9'3" (4.60m x 2.84m)** double glazed rear aspect window. A range of base and wall mounted cupboards. Working surfaces, 1 ¼ sink drainer unit with mixer tap, space and plumbing for washing machine and 2-3 other appliances. Half glazed door to



**ENCLOSED REAR PORCH** with half glazed door to garden. Quarry tiled flooring and door to

**UTILITY CUPBOARD** space and plumbing for washing machine. Shelving, power, light and wall mounted gas fired central heating boiler.

## FIRST FLOOR

**GALLERY STYLE LANDING** single glazed window to the front and into the study area. Access to roof void. Built in linen cupboard with shelving.

**BEDROOM ONE 13'2" x 12'9" (4.02m x 3.94m)** rear aspect double glazed window. TV and telephone point, views to the garden, fields and River Idle.



**BEDROOM TWO 13'6" x 9'4" (4.15m x 2.87m)** rear aspect double glazed window. Built in shelving with hanging and shelving space.



**BEDROOM THREE 12'9" x 9' (3.94m x 2.75m)** front aspect double glazed window.

**BEDROOM FOUR 9'7" x 8'9" (2.97m x 2.72m)** front aspect double glazed window.

**BATHROOM 8'10" x 8'9" (2.73m x 2.70m)** rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath, inset vanity unit with cupboards below, mixer tap and mirror above. Walk in shower cubicle with mains fed shower, glazed screen and tiled walls. Recessed lighting, chrome towel rail radiator.



**SEPARATE WC** side aspect double glazed window. White low level WC.

**ENCLOSED STUDY 14'2" x 5' (4.34m x 1.55m)** with large picture windows to the front.

## OUTSIDE

The front garden is a decent size and is accessed from London Road by way of a long driveway providing parking for several vehicles. One **INTEGRAL SINGLE GARAGE** with metal up and over door and door into the hallway. Additional separate **DETACHED SINGLE GARAGE** with up and over door. **CARPORT**. The front garden is predominantly lawned and is walled to the front and fenced to the sides. A good area of lawn with established shrubs.

The rear garden has pedestrian access from both sides. Lawned with established shrub, flower beds and borders. Paved patio area, external lighting and water supply. The garden abuts a small dike which opens onto farmland and offers some delightful views.

## 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.

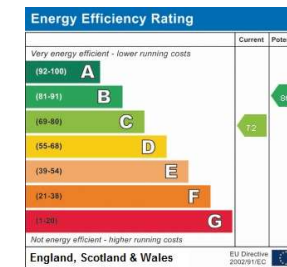
**Viewing:** Please contact the Retford office on 01777 709112.

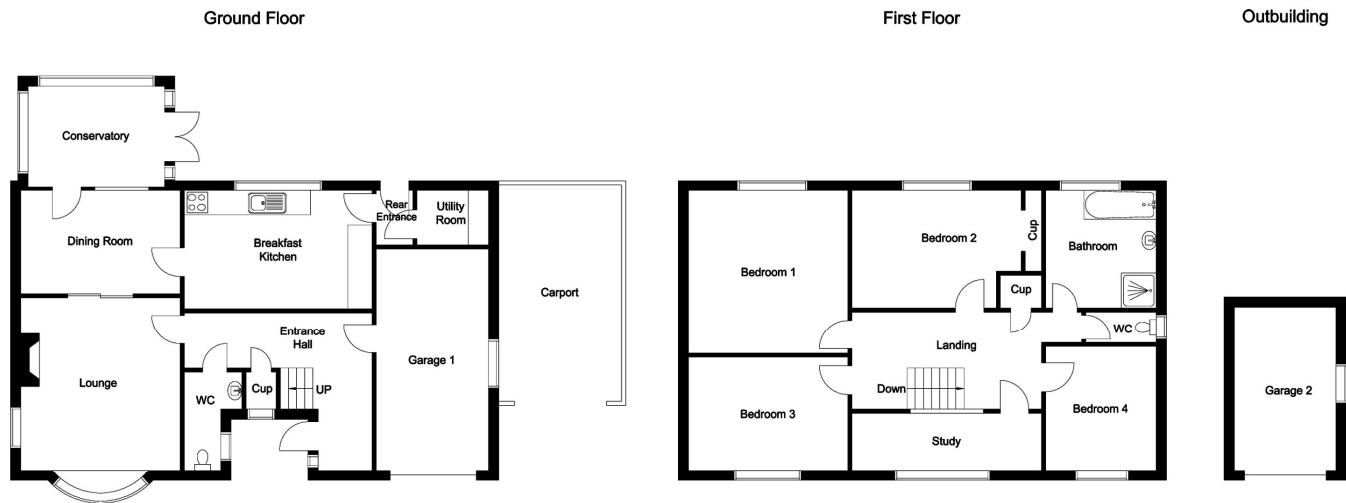
**Free Valuation:** We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

**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.

**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 January 2024.





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