



23 OAKLANDS LANE, RETFORD  
£245,000

**BROWN & CO**



## 23 OAKLANDS LANE, RETFORD, DN22 7EF

### DESCRIPTION

A wonderful, detached bungalow, deceptive and extended to the rear delivering versatile bright space, including conservatory and ideally positioned for accessing town centre amenities.

The property has a bright front aspect lounge and separate dining room. The dining room is perhaps suitable for an occasional third bedroom, but does open to a conservatory commanding fine views over the lovely rear garden.

The breakfast kitchen allows informal dining and has a wealth of units and integrated cooking appliances.

There is fitted furniture to both bedrooms and the bathroom is attractive and generous, including both bath and separate shower enclosure.

Outside the property has a driveway for off road parking with shelter provided by a carport and terminating at a brick built single garage. The main garden lies to the rear, which is nicely enclosed and well established. The property is equipped with oil central heating. No onward chain.

### LOCATION

Oaklands Lane is a popular residential lane, lying off the prestigious London Road. The location has the dual benefit of ready access into the town centre which hosts a full range of amenities, shopping, leisure, healthcare, etc., but also is convenient for edge of town countryside.

Transport links are excellent, with the A1(M) lying to the west, from which the wider motorway network is available and the town's rail station has a direct service into London Kings Cross (approx. 1 hour 30 minutes).

### DIRECTIONS

what3words /// longer.hoped.baked

## ACCOMMODATION

**ENTRANCE HALL** access hatch to roof void. Useful cloaks cupboard, radiator.

**LOUNGE 15'4" x 10'4" (4.69m x 3.14m)** maximum dimensions into front aspect square bay. Feature polished timber fireplace surround. Radiator.



**DINING ROOM 13'8" x 7'5" (4.16m x 2.27m)** perhaps suitable as occasional third bedroom, study, hobbies or similar. Radiator and patio doors leading directly off to



**CONSERVATORY 9'9" x 8'3" (2.97m x 2.51m)** brick base, UPVC double glazed upper levels. Double doors leading out to fine rear garden, tiled flooring, radiator.



**BREAKFAST KITCHEN 17'3" x 6'10" (5.27m x 2.10m)** dual aspect and fitted with an attractive range of light maple style units to wall and floor level. Base cupboards surmounted by polished granite effect working surfaces, coordinating tiled splashbacks, 1.5 sink unit, external door to side. Worcester Heatslave 15/19 oil fired central heating boiler. Integrated appliances include oven, halogen hob, concealed extractor, fridge, freezer and slimline dishwasher. Radiator.



29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
**01777 709112 | retford@brown-co.com**

**BEDROOM ONE 16'8" x 8'5" (5.06m x 2.58m)** overall dimensions, good range of in built furniture providing ample wardrobe space, illuminated over bed pelmet and coordinating drawers. Rear aspect window, radiator.



**BEDROOM TWO 11'0" x 9'0" (3.35m x 2.74m)** overall dimensions, range of in built furniture providing wardrobes, top level storage pelmet over bed recess, bedside drawers and further drawers. Front aspect window, radiator.



**BATHROOM** well appointed with modern white four piece suite comprising panelled bath, separate shower enclosure. Pedestal wash hand basin, low suite wc. Underdrawn ceiling with downlighters, fully tiled walls, towel warmer.



## OUTSIDE

The property nestles nicely on Oaklands Lane, convenient for both town centre and open countryside. To the front there is a walled forecourt garden with lawn, flower border and path to front entrance door.

A concrete driveway leads off Oaklands Lane facilitating off road parking and leading through gates to a **CARPORT** which terminates at a brick built **GARAGE**.

The rear garden is nicely proportioned featuring a patio spanning the width of the property being directly accessible from the conservatory. Beyond is a lawned garden with perimeter and deep shrubberies. Pergola arch, variety of specimen shrubs.

Aluminium greenhouse.

## 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 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.

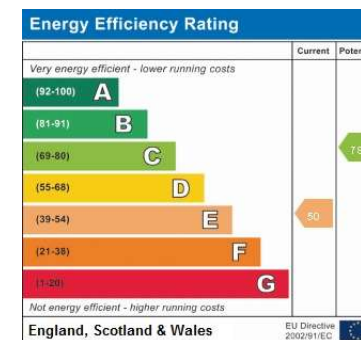
Viewing: Please contact the Retford office on 01777 709112.

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.

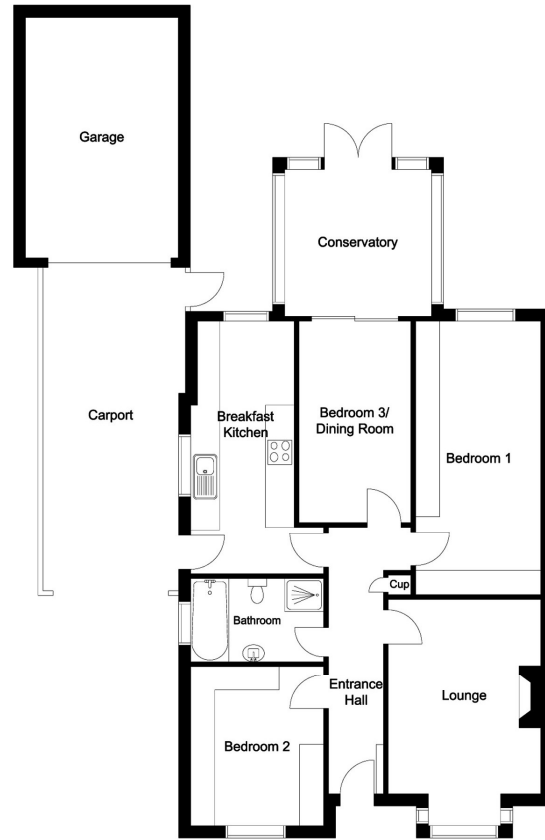
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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 March 2024.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ metrage if quoted on this plan.  
 CP Property Services @2024



## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
 01777 709112 | [retford@brown-co.com](mailto:retford@brown-co.com)

**BROWN & CO**