



MILTON HOUSE, 63 WEST FURLONG, RETFORD  
OFFERS OVER £400,000

**BROWN & CO**



## MILTON HOUSE, 63 WEST FURLONG, RETFORD, DN22 7LN

### DESCRIPTION

A unique and exceptionally well presented, extended detached family home in a favoured location on the fringes of Retford town centre. The property benefits from a large ground floor extension which provides open planned kitchen living dining space as well as a separate sitting room. There are three generous bedrooms and bathroom. The property is set on an established good sized plot with ample off road parking and a mature rear garden. There are many original style features within the property and viewing is strongly recommended.

### LOCATION

West Furlong is a favoured residential location on the edge of Retford town centre which is within comfortable walking distance. The hospital and pharmacy is within easy access as well as the Chesterfield Canal providing countryside walks and walks into the town centre. Schools are close by for all age groups and there is good accessibility to the A1 which leads to the wider motorway network. Retford town centre provides comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link which is approx. 1 mile away and takes about 1 hour 20 minutes. Nearby on Hallcroft Road are local amenities including shop/post office.

### DIRECTIONS

What3words:///limbs.credit.poster

### ACCOMMODATION

Part glazed composite door with matching slimline arched windows into

**ENTRANCE HALLWAY 17'7" x 8'0" (5.39m x 2.44)** maximum dimensions. Partially patterned tiled flooring. Oak wooden flooring with wood panelled walls. Period style skirtings, picture rail, stairs to first floor landing.



**CLOAKROOM** with side aspect sash window. White low level wc. Pedestal hand basin with tiled splashback. Ceramic tiled flooring.

**LOUNGE 12'10" x 12'9" (3.95m x 3.92m)** front aspect double glazed sash window. Corner hexagonal double glazed sash windows overlooking the garden. Feature limed wood fireplace with recessed log burner set on slate tiled hearth. Wooden flooring, period style skirtings, picture rail, TV and telephone points.



### OPEN PLAN LIVING DINING KITCHEN

**Sitting Room 12'9" x 11'8" (3.94m x 3.61m)** recessed 1930's style fireplace with log burner and slate hearth. Period style skirtings and picture rail. Oak flooring, leading through to:-



**Dining Room 21'2" x 12'4" (6.45m x 3.79m)** wood framed bi-fold doors leading into the garden. Additional double glazed French doors and side aspect double glazed window. Large roof lantern. Recessed lighting, oak flooring, period style skirtings.



**Kitchen 8'9" x 8'8" (2.70m x 2.67m)** an extensive range of mushroom coloured base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap. Integrated

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dishwasher and washing machine. Range style cooker with stainless steel extractor canopy over. Ample quartz style work surfaces with part tiled splashback walls. Space for upright fridge freezer. Recessed lighting. Oak flooring. Wall mounted gas fired central heating boiler (installed in 2022).



**FIRST FLOOR LANDING** with side aspect double glazed sash window. Period style skirtings, part wood panelled walls. Picture rail.

**BEDROOM ONE 12'10" x 12'9" (3.95m x 3.92m)** front aspect double glazed sash window. Corner hexagonal double glazed sash windows overlooking the garden. Period style skirtings, picture rail.



**BEDROOM TWO 12'9" x 11'8" (3.94m x 3.61m)** rear aspect double glazed sash windows with views to the rear garden. Stripped wooden flooring, period style skirtings, picture rail.



**BEDROOM THREE 7'10" x 7'8" (2.43m x 2.37m)** front aspect double glazed sash window. Period style skirtings and picture rail.

**FAMILY BATHROOM 8'10" x 6'9" (2.73m x 2.09m)** obscure wood framed sash window and additional window. Three piece white suite including P-shaped panel enclosed bath with mains fed shower, raindrop shower head and glazed screen. Low level wc, pedestal hand basin. Part tiled walls. Cupboard housing Santon Premier unvented hot water system, shelving and storage above. Access to roof void. Ceramic tiled floor. Towel rail radiator.



## OUTSIDE

The front is accessed from West Furlong by way of a drop kerb leading to herringbone style block paved drive providing parking for several vehicles. The front garden is well established and well stocked with high hedging to the side and front brick wall. A good area of lawn. Pedestrian gate giving access to a pathway. To the side is an additional grassed area with space for a timber shed.

The rear garden is a fine feature of the property and is well stocked and established offering a good degree of privacy. Hedged to all sides. Large Indian stone paved patio with brick edging. External lighting and water supply. A good area of sculptured lawn with established shrub, flower beds and borders.

## 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.

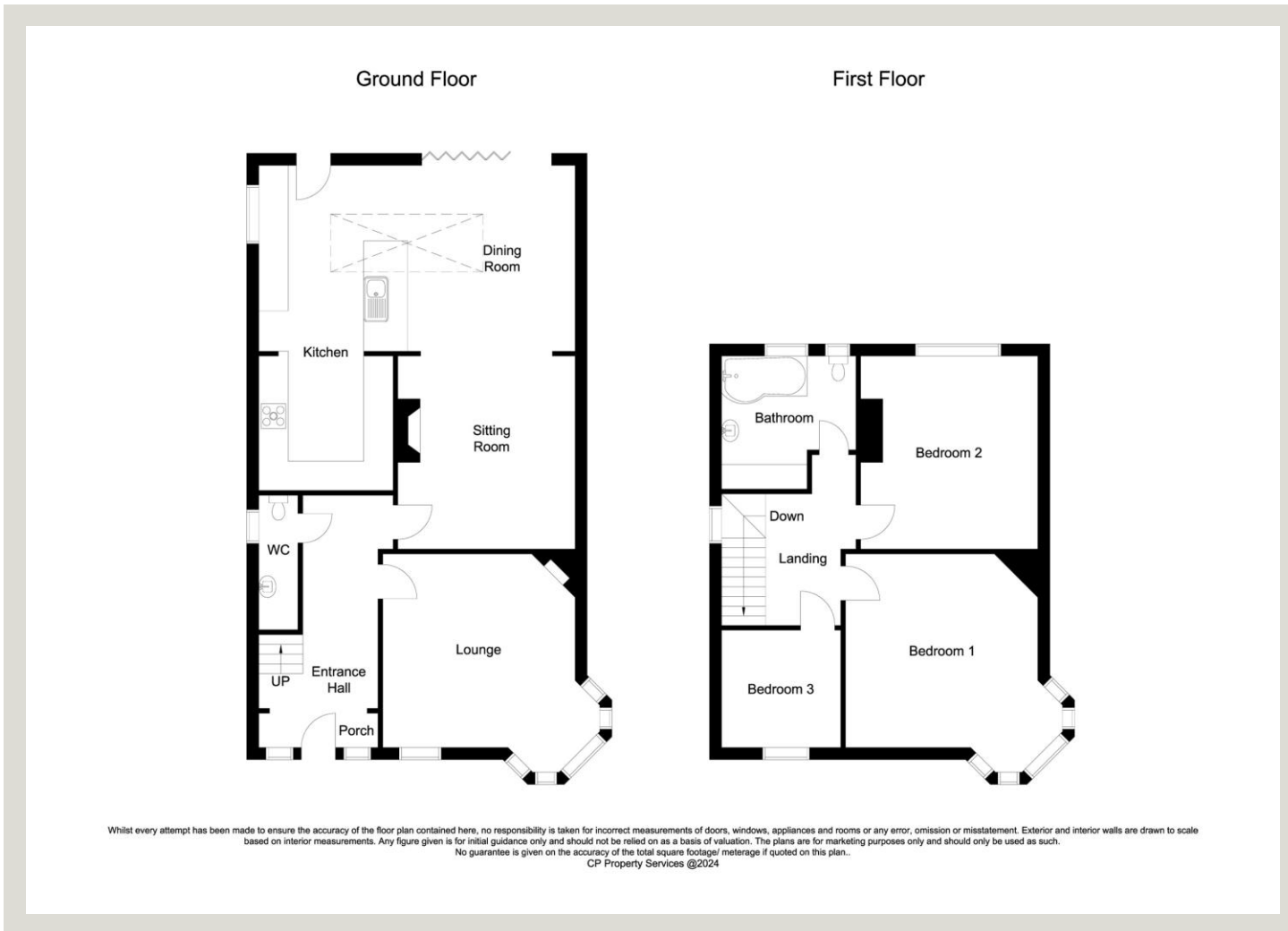
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them 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 May 2024.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





### IMPORTANT NOTICES

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