



8 MEDEN BANK, BOTHAMSALL  
Price Guide £400,000

**BROWN & CO**

## 8 MEDEN BANK, BOTHAMSALL, RETFORD, DN22 8DX

### DESCRIPTION

A detached 1950's four bedroom family home set on a good sized plot offering great scope for additional extension (subject to usual planning consents). There is a large rear garden which could partially provide additional parking and the rear garden is a nicely enclosed with high hedging and grass. Three reception rooms, a good sized hallway, attached garage and utility room. The property does require a little cosmetic attention but will make a great family home.

### LOCATION

Meden Bank is on the edge of the popular village of Bothamsall which provides some local amenities, yet Retford town centre is within comfortable distance providing comprehensive shopping, leisure and recreational facilities and schools for all age groups as well as a mainline railway station on the London to Edinburgh intercity link. Thoresby Park is within comfortable driving distance and the A614 links to the A1 and the wider motorway network and Nottingham city is approximately 45 minutes to the south.

### DIRECTIONS

what3words:///enclosing.button.asks

### ACCOMMODATION

Wood panelled door with slimline leaded light and obscure glazed window into

**GOOD SIZED ENTRANCE HALL 17'6" x 5'10" (5.35m x 1.82m)** stained wooden flooring, dog legged turning staircase to first floor with rear aspect double glazed window. Under stairs storage cupboard.

**CLOAKROOM** rear aspect double glazed window. White low level wc, wall mounted hand basin with tiled splashback.

**DINING ROOM 17'10" x 12'6" (5.47m x 3.85m)** dual aspect to front and side with double glazed windows. TV aerial lead.



**SITTING ROOM 12'4" x 10'5" (3.79m x 3.19m)** front and side aspect double glazed window. Rustic brick fireplace with oak mantle and quarry tiled hearth.



**STUDY 14'6" x 7'10" (4.44m x 2.43m)** rear aspect double glazed window with views to the garden.

**BREAKFAST KITCHEN 12'0" x 10'0" (3.70m x 3.07m)** rear aspect double glazed window. Range of base cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, built in electric Zanussi oven with four ring gas hob, space and plumbing for two appliances, ample working surfaces, part tiled walls, extractor. Ceramic tiled flooring. Opening to



**UTILITY ROOM 9'6" x 8'7" (2.91m x 2.65m)** rear aspect double glazed window and door leading into the garden. Space for several appliances. Ceramic tiled flooring. Door to single garage.



**BOILER CUPBOARD** with floor mounted Worcester oil fired central heating boiler.

## FIRST FLOOR

**GALLERY STYLE LANDING** with rear aspect double glazed window with views to the garden. Access to roof void. Built in storage cupboard with hanging and shelving.

**BEDROOM ONE 16'0" x 11'8" (4.90m x 3.58m)** front aspect double glazed window with views to the front garden and views to farmland and fields opposite. Two built in double wardrobes with hanging and shelving space. Telephone point.



**BEDROOM TWO 12'5" x 11'8" (3.80m x 3.58m)** front aspect double glazed window with views to the front garden and views to farmland and fields opposite. Built in single wardrobe with hanging and shelving space.

**BEDROOM THREE 11'4" x 7'9" (3.46m x 2.42m)** rear aspect double glazed window with views to the garden, built in double wardrobe with hanging and shelving space.

**BEDROOM FOUR 11'8" x 7'9" (3.59m x 2.42m)** front aspect double glazed window with views to the garden and fields opposite.

**FAMILY BATHROOM 9'0" x 8'8" (2.75m x 2.69m)** maximum dimensions, rear aspect obscure double glazed window. Two piece coloured suite comprising panel enclosed bath with mixer tap and electric shower. Pedestal hand basin, built in airing cupboard with factory lagged hot water cylinder and fitted immersion. Chrome towel rail radiator, part tiled walls.



**SEPARATE WC** rear aspect obscure double glazed window. White low level wc.

## OUTSIDE

From Meden Bank is access by way of wooden gates to the drive providing parking for two vehicles and leading to **SINGLE GARAGE 17'8" x 9'9" (5.41m x 3.02m)** with opening door, personal door into utility room, space and plumbing for washing machine, power and light and pedestrian access to the rear garden.

The front garden is hedged and fenced to all sides and is of a very good size, mainly lawned with well established and well stocked shrub, flower beds and borders.

The rear garden is on two levels with a full width paved patio, steps up from the patio with established shrubs to either side leading to the main garden which is fenced and hedged to all sides and is predominantly lawned with a good selection of established shrub, flower beds and borders. From the rear of the plot are views to the fields across the road.

## 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.

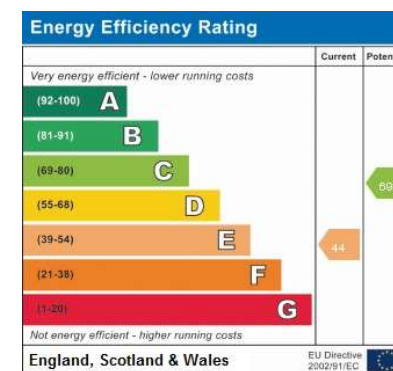
Viewing: Please contact the Retford office on 01777 709112.

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.

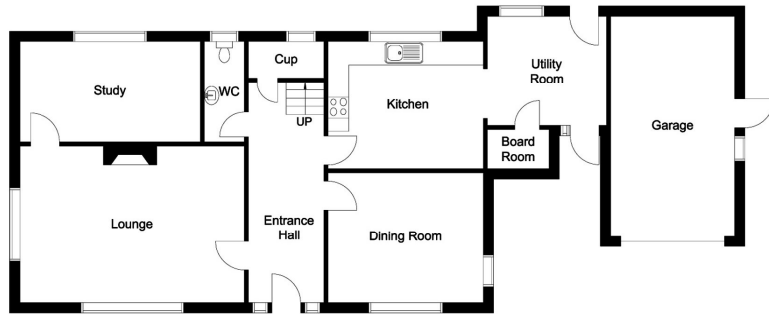
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

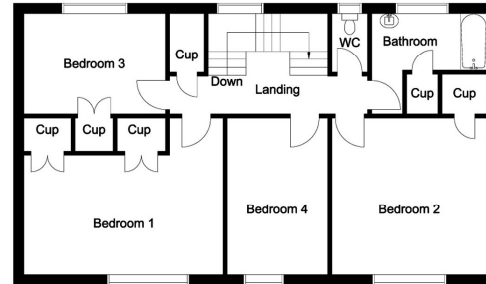
These particulars were prepared in April 2024.



Ground Floor



First Floor



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/ meterage if quoted on this plan.  
CP Property Services @2024



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