



BALLINA, TOWN STREET, LOUND, RETFORD  
£435,000

**BROWN & CO**



## **BALLINA, TOWN STREET, LOUND, RETFORD, DN22 8SA**

### **DESCRIPTION**

Ballina is a detached and thoughtfully extended bungalow with flexible accommodation throughout. The large entrance hall with a vaulted ceiling leads into semi open planned living space with a sitting room, lounge with fireplace, plus a modern dining kitchen. In addition, there are three double bedrooms, one of which has en suite facilities, plus a fourth bedroom/playroom. To the front of the property is a well appointed study. The attractive and well stocked gardens are a great feature, as is the off road parking. Planning has lapsed, but there is the possibility to build a garage to the side of Ballina.

### **LOCATION**

Lound is a highly regarded village with active local community and presently hosting a village pub which is the hub of village life. Lound is set amidst gently undulating North Nottinghamshire countryside close to the South Yorkshire border. As such it is ideally placed for commuting into Bawtry, Doncaster and the South Yorkshire conurbation beyond

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

### **DIRECTIONS**

what3words

### **ACCOMMODATION**

Partially covered open loggia styled porch with paved floor and external lighting with part glazed door to

**ENTRANCE HALL 16'2" x 8'5" (4.93m x 2.59m)** slate tiled flooring, vaulted ceiling, walk in cloaks cupboard with a range of base and wall mounted cupboards. Door to



**UTILITY ROOM 11'2" x 4'4" (3.41m x 1.35m)** dual aspect double glazed windows, a range of cream coloured base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink/drain unit with mixer tap, space and plumbing for washing machine and one further appliance, Space for upright fridge/freezer, working surfaces, part tiled walls, slate tiled floor, recessed lighting.

**SITTING ROOM 13'6" x 12'9" (4.15m x 3.92m)** contemporary radiators, wooden flooring, recessed and concealed lighting, door to inner hallway. Opens to

**KITCHEN/DINER 26'1" x 9'8" (7.94m x 2.99m)**

Dining area has wooden flooring, contemporary radiators, two high level Velux style windows, bi-fold doors to bedroom four/playroom.

Kitchen has double glazed windows to the side, a very good range and well appointed fitted kitchen with wood grain finish in cream and sage colours. Base and wall mounted cupboard and drawers with under cupboard lighting, integrated dishwasher, space for range style cooker with extractor above. Ample quartz working surfaces, 1 ¼ stainless steel sink/drain unit with mixer tap. Space for American style fridge. Vaulted ceiling with Velux style

window, part tiled walls, ceramic tiled floor, recessed lighting, half glazed door to garden. From the kitchen there is access to the



**STUDY 9'7" x 7'4" (2.95m x 2.26m)** front aspect double glazed window, telephone point, ceramic tiled floor, vaulted ceiling and a range of fitted storage and desk space.

From the sitting room, bi-fold doors to

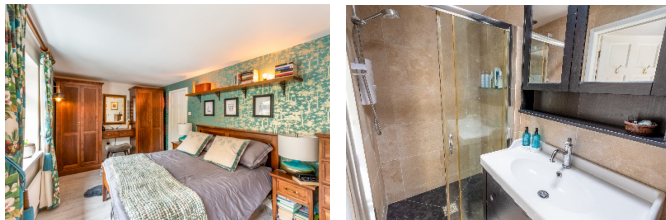
**LOUNGE 16'1" X 14'4" (4.90m X 4.39m)** front aspect oriel bay window, rear aspect bi-fold double glazed doors into the garden. Feature polished wood fire surround with open fire on tiled hearth, wooden flooring, TV point.



**BEDROOM FOUR/PLAYROOM 9'9" x 9'6" (3.02m x 2.91m)** side aspect double glazed window, multifunctional room, laminate flooring and shelved recess.

From the sitting room, door to **INNER HALLWAY** access to roof void, storage cupboard, wooden floor and doors to

**BEDROOM ONE 16'2" x 9'6" (4.93m x 2.93m)** rear aspect double glazed window and double glazed French door leading to the garden. Laminate flooring, tv and telephone points, wall light points, door to



**EN SUITE SHOWER ROOM** sky tunnel lighting, full width tiled shower cubicle with glazed screen electric shower, low level wc, vanity unit with mixer tap and soft close drawers below. Tiled walls and flooring, chrome towel rail/radiator, extractor.

**BEDROOM TWO 12'2" x 11'8" (3.71m x 3.61m)** rear aspect double glazed window, laminate floor.



**BEDROOM THREE 11'8" x 11'4" (3.61m x 3.47m)** rear aspect double glazed window, laminate floor.

**FAMILY BATHROOM 9'6" x 7'9" (2.93m x 2.41m)** side aspect double glazed window. Four piece white suite with panel enclosed bath, pedestal hand basin with mixer tap, low level wc, tiled shower cubicle with glazed screen and mains fed shower. Chrome towel rail/radiator, part tiled walls, tiled flooring.



**OUTSIDE** The front has low box hedging and fencing to the sides. Pebbled off road parking for several vehicles and some established shrub borders. Gated access to the rear with raised flower beds, Wooden pagoda and stone and slabbed pathway. To the other side of the property, there is an additional parking space and double gates leading to a paved and pebbled area, there has been planning for a single garage here, but this has since lapsed. There is an external cupboard housing the wall mounted central heating boiler.

**REAR garden** which is a delightful feature of the property is fenced to all sides and has established and well stocked borders, a good area of lawn, timber shed and summer house.

## 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 E.

**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.

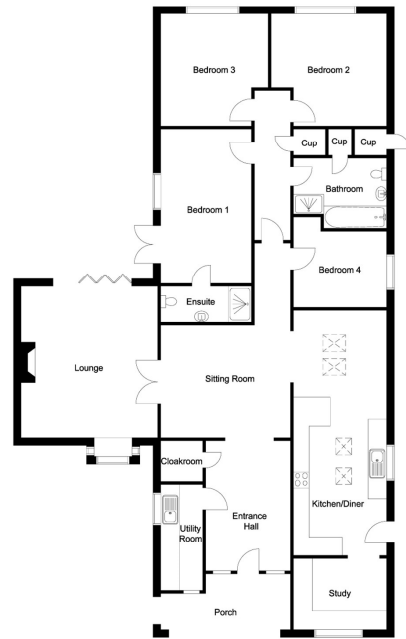
These particulars were prepared in May 2024.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		
(81-90)	B		
(71-80)	C		
(61-70)	D	71	79
(51-60)	E		
(41-50)	F		
(1-40)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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### Ground Floor



### Outbuildings



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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