



182-184 THRUMPTON LANE
£300,000

BROWN & CO

182-184 THRUMPTON LANE, RETFORD, DN22 7AJ

DESCRIPTION

Dating from the early 19th century this is a characterful, detached town residence with much potential, generous plot and outbuildings.

The property was a former pub (the New Inn) and was converted to a house in, or around, 2012.

The property delivers four bedroom living accommodation with three bathrooms and two main reception rooms. With two staircases, ground floor shower room and a second kitchen the property also lends itself to annex or multi-generational living arrangements.

A general scheme of modernisation is required but a fine opportunity exists to create a unique family home also benefiting from a versatile range of brick outbuildings and wraparound gardens, in all extending to approximately 0.25 acres (subject measured site survey).

The property is Grade II Listed and gas central heating is installed.

LOCATION

The property has frontage to Thrumpton Lane, lying to the west of the town's main southern arterial route, London Road.

Town centre communities are within comfortable reach and the railway station is on hand.

Retford offers a full range of residential amenities through retail, leisure, healthcare, education, etc.

The area has an excellent transport network with the A1M to the west, from which the wider motorway network is accessible and there is a direct rail service into London Kings Cross (approx. 1 hour 30 mins).

DIRECTIONS

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
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What3words///risks.sparks.zones

ACCOMMODATION

ENTRANCE HALL staircase and access to Cellar.

SHOWER ROOM ONE quadrant shower enclosure, WC, vanity basin, fully tiled, chrome towel warmer.



LIVING ROOM 16'8" x 13'6" (5.08m x 4.12m) maximum dimensions, measured into front aspect bay window and rear of chimney breast.



LOUNGE DINING ROOM 19'8" x 14'0" (5.98m x 4.26m) measured to rear of chimney breast with brick fireplace and stove, dual aspect, arched opening to



BREAKFAST KITCHEN 14'0" x 12'4" (4.26m x 3.77m) range of ivory cream units, granite effect work tops extending into peninsula divide, sink, tiled splashback, side door to covered area.



LOBBY AND BACK KITCHEN further range of ivory units, worktops, plumbing for washing machine, sink.

SHOWER ROOM TWO quadrant shower enclosure, WC, basin, fully tiled chrome towel warmer.

REAR HALL back staircase.

FIRST FLOOR LANDING walk-in wardrobe.

BEDROOM ONE 14'6" x 14'0" (4.44m x 4.26m) measured to rear of chimney breast flanked by wardrobes, front aspect and off to



DRESSING ROOM connecting door to Bedroom Two.

BEDROOM TWO 14'6" x 14'0" (4.44m x 4.26m) measured to rear of chimney breast flanked by wardrobes, front aspect and connecting door to Dressing Room.



BATHROOM white suite of roll top bath having mid-set bath shower mixer, basin, WC, half tiled walls, cupboard hosting Worcester gas central heating boiler and hot water cylinder.



BEDROOM THREE 12'6" x 8'10" (3.84m x 2.71m) side aspect and off to

BEDROOM FOUR 16'8" x 11'0" (5.08m x 3.35m) dual aspect, wardrobe.



REAR LANDING side aspect and back staircase returning to ground floor.

OUTSIDE

Generous grounds approximately 0.25 acres (subject measured site survey).

Frontage to Thrumpton Lane with gated parking court and patio, terminating at a range of single storey and two storey brick and pantile outbuildings, comprising TWO SMALL GARAGES/STORES 14'6" x 13'3" (4.42m x 4.04m) and 13'0" x 10'0" (4.0m x 3.0m) estimated dimensions.

TWO STOREY BARN – Ground Floor 13'0" x 11'6" (4.0m x 3.50m) with loft over.

Further stores attached to the rear elevation.

Generous gardens in a wraparound style, enclosed by mature hedging and fencing, featuring a variety inset trees and shrubs.

Part covered patio area with foot gate to Thrumpton Lane.

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 D.

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.

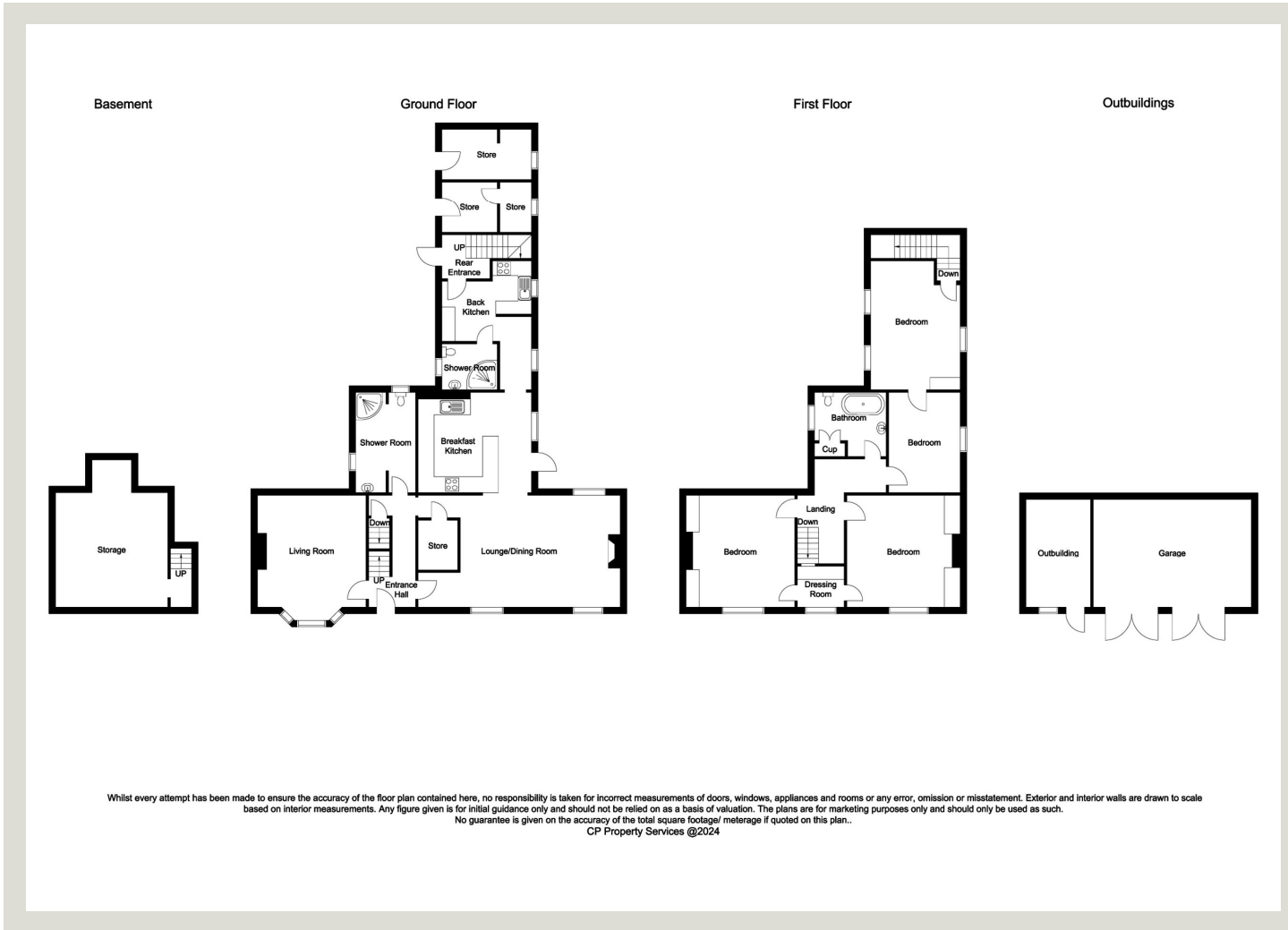
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 June 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		80
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Mid energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			



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