



## CHESTERS, THE GREEN DUNHAM ON TRENT

A modern detached family home with two reception rooms, four good sized bedrooms as well as a family bathroom. The property benefits from having no onward chain. There are views to the central green and the added benefits include a double garage, ample parking and scope to extend (subject to usual planning consent).

**£290,000**

Brown & Co  
Retford  
01777 709112  
retford@brown-co.com

**BROWN & CO**

Property and Business Consultants



# CHESTERS, THE GREEN, DUNHAM ON TRENT, NEWARK, NG22 0TU

## LOCATION

Dunham on Trent is a small village to the south of Retford and has a small local village pub. Lincoln city is approximately 20 minutes further east across the Dunham Bridge which provides comprehensive shopping, leisure and recreational facilities as well as the cathedral and some attractive walks. Retford town is to the north of Dunham on Trent and has further amenities as well as schooling for all age groups and boasts a mainline railway station on the London to Edinburgh intercity link. Dunham on Trent is within the catchment area of Tuxford Academy. There is good access to the A1 and A57 both linking to the wider motorway network.

## DIRECTIONS

What3words///occupy.infringe.grumble

## ACCOMMODATION

Part glazed UPVC door to

**GOOD SIZED ENTRANCE HALL 12'7" x 6'5" (3.87m x 1.99m)** maximum dimensions. Laminate flooring, stairs to first floor landing.

**CLOAKROOM** with side aspect obscure double glazed window. White low level wc with concealed cistern. Vanity unit with mixer tap and cupboards below. Laminate flooring, part tiled walls.

**LOUNGE 12'8" x 11'2" (3.90m x 3.40m)** dual aspect with oriel bay double glazed front window. Feature contemporary fire surround with electric pebble effect fire. Wooden flooring, telephone points, wall light points. Opening to

**DINING ROOM 10'9" x 10'3" (3.31m x 3.13m)** dual aspect double glazed windows. Wooden flooring, hatch to kitchen.

**KITCHEN 12'6" x 10'8" (3.84m x 3.28m)** a good range of base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine. Space for two free standing appliances. Door to deep under stairs storage cupboard. Half glazed door to rear entrance.

Dog legged turning staircase from the hall with side aspect double glazed window to

**FIRST FLOOR LANDING** with access to roof void.

**BEDROOM ONE 12'0" x 11'3" (3.67m x 3.43m)** dual aspect double glazed windows with view to the central green. TV aerial lead.

**BEDROOM TWO 12'5" x 9'3" (3.82m x 2.84m)** dual aspect double glazed windows with views to the garden.

**BEDROOM THREE 10'9" x 6'10" (3.33m x 2.13m)** rear aspect double glazed window with views to the garden.

**BEDROOM FOUR 11'0" x 9'8" (3.38m x 2.00m)** front aspect double glazed window with view to the central green. TV aerial lead.

**BATHROOM** rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with mains fed shower over and bifold glazed screen. Pedestal hand basin, low level wc. Tiled walls. Built in airing cupboard with factory lagged hot water cylinder, fitting immersion and shelving.

## OUTSIDE

Five bar gate and pedestrian gate to the driveway providing parking for several vehicles and leads to **DETACHED DOUBLE GARAGE 17'9" x 16'10" (5.46m x 5.18m)** with two up and over doors (one electronically operated, personnel door to the garden). The front garden is fenced and hedged to all sides with a good area of lawn, well stocked shrub, flower beds and borders. Pathway to the front door.

From the driveway is a brick arch leading to the rear garden, which is of a good size, hedged and fenced to all sides. There is a good area of lawn with a large timber shed. Additional barked area ideal for swings or trampoline. External water supply and lighting.

## 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 finalizing 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.

These particulars were prepared in June 2024.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England, Scotland & Wales	

Ground Floor



First Floor



## 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 others 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.