



109 NORTHFIELD WAY RETFORD

An extended older style semi detached family home with three good sized bedrooms, L-shaped open plan kitchen living garden room as well as a separate front aspect lounge. Potential for off road parking (STP), a large garden and no onward chain.

£200,000

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

BROWN & CO

Property and Business Consultants

109 NORTHFIELD WAY, RETFORD, DN22 7LR

LOCATION

Northfield Way is on the northern fringes of Retford town centre with local amenities and convenience store on nearby Hallcroft Road. There is a co-op, Greggs and bus services available on North Road and schools for all age groups within comfortable walking distance. Retford town centre has comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. The A1 is accessible as well as countryside walks via the Chesterfield Canal towpath.

DIRECTIONS

What3words///chimp.nerve.scare

ACCOMMODATION

Part glazed UPVC door into

ENTRANCE HALL side aspect double glazed window. Stairs to first floor landing, telephone point.

LOUNGE 12'0" x 13'0" (3.67m x 3.99m) measured to front aspect double glazed oriel bay window. Sandstone style fire surround with raised marble hearth and pebble effect gas fire. Moulded skirtings, TV point.

KITCHEN DINING ROOM 19'8" x 10'9" (6.02m x 3.32m) double glazed window overlooking the rear garden and glazed UPVC side door. A good range of cream coloured base and wall mounted cupboard and drawer units. 1 ¼ sink drainer unit with mixer tap. Space and plumbing below for washing machine and space for large upright fridge freezer. Built in Zanussi oven and grill, four ring Neff electric hob with extractor above. Ample working surfaces with matching upstand. Additional display base and wall mounted cupboards. Oak coloured flooring, under stairs storage cupboard. Spotlighting, square arch into

GARDEN ROOM 12'7" x 9'8" (3.88m x 2.98m) two side aspect double glazed windows. Double glazed French doors leading into and overlooking the garden. Oak coloured flooring, TV and telephone points.

FIRST FLOOR

LANDING side aspect double glazed window. Access to roof void.

BEDROOM ONE 23'7" x 11'5" (7.21m x 3.51m) maximum dimensions. Three double glazed windows. Built in shelved cupboard. TV point. Access to roof void.

BEDROOM TWO 12'0" x 11'6" (3.68m x 3.54m) front aspect double glazed window. Built in cupboard.

BEDROOM THREE 9'0" x 8'3" (2.75m x 2.52m) front aspect double glazed window. Built in cupboard with wall mounted Ideal gas fired central heating combination boiler.

BATHROOM rear aspect obscure double glazed window. Two piece white suite with wood panelled enclosed bath. Electric shower over. Pedestal hand basin, chrome towel rail radiator. Extractor and recessed lighting.

SEPARATE WC side aspect obscure double glazed window. White low level wc, recessed lighting.

OUTSIDE

The front is hedged and fenced to both sides. Central iron gate with path leading to the front door and with side access to the rear garden. The front garden is nicely stocked and is in a cottage style with some established shrubs. External lighting.

The rear garden has a brick built outbuilding with power, light and double glazed window. Space for small timber shed. A good sized sandstone paved patio with flower edgings, external lighting and water supply. There is a step down from the patio to the main garden, which is a really good size, hedged to all sides, two good areas of lawn and with nicely stocked flower and shrub borders. To the rear of the plot there is space for an additional timber shed. The rear garden abuts allotments to the rear.

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 A 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.



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.