



MEADOW VIEW, BOLE
£475,000

BROWN & CO

MEADOW VIEW, EAST STREET, BOLE, RETFORD, DN22 9EW

DESCRIPTION

A substantial four bedroom detached family home on a good sized plot with detached double garage, ample parking and three reception rooms as well as a modern breakfast kitchen. There are en suite facilities to the master bedroom.

LOCATION

Bole is a small hamlet to the east of Retford, yet within comfortable distance of Retford town centre which offers comprehensive shopping, recreational facilities and schooling. There is good access to the A57 and A1, linking to the wider motorway network. Retford also boasts a mainline railway station on the London to Edinburgh Intercity line.

DIRECTIONS

What3words:///dabble.sinkhole.champions

ACCOMMODATION

Part glazed UPVC door into

GOOD SIZED ENTRANCE HALL 14'4" x 9'7" (4.39m x 2.96m) maximum dimensions. Oak flooring, stairs to first floor landing, under stairs storage cupboard. Recessed lighting, central heating programmer timer, telephone point.

LOUNGE 17'0" x 13'5" (5.22m x 4.10m) rear aspect double glazed window. Side aspect French doors leading into the garden. TV and telephone points, wall light points, recessed lighting.



DINING ROOM 13'6" x 9'0" (4.14m x 2.78m) front aspect double glazed window. Recessed lighting.



STUDY/PLAYROOM 9'8" x 6'6" (3.00m x 2.02m) side aspect double glazed window. Telephone point and oak flooring.



BREAKFAST KITCHEN 13'5" x 13'3" (4.12m x 4.05m) side aspect obscure double glazed window. Front aspect double glazed window with views to open fields. An extensive range of base and wall mounted cupboard and drawer units with 1 ¼ stainless steel sink drainer unit with mixer tap, integrated dishwasher. Ample working surfaces, space for range style cooker and stainless steel extractor above. Part tiled walls, recessed lighting, space for American style fridge. Ceramic tiled flooring. Door to



UTILITY ROOM 10'0" x 7'10" (3.06m x 2.43m) rear aspect half glazed door and obscure window into the garden. Matching base cupboards with additional working surfaces, single stainless steel sink drainer unit with mixer tap. Space and plumbing below for washing machine and dishwasher. Floor standing Worcester oil central heating boiler (currently not working). Ceramic tiled flooring, part tiled walls, extractor and recessed lighting. Door to



CLOAKROOM side aspect obscure double glazed window. White low level wc, pedestal hand basin with mixer tap. Ceramic tiled flooring and extractor fan.

Dog legged turning staircase with arched obscure double glazed window to the rear leading to

FIRST FLOOR LANDING with access to roof void.

BEDROOM ONE 22'6" x 13'5" (6.90m x 4.12m) maximum dimensions. Rear aspect double glazed window with views to the rear garden. Side aspect double glazed window. TV and telephone points. Recessed lighting. Door to



EN SUITE SHOWER ROOM side aspect obscure double glazed window. A good sized tile enclosed shower cubicle with mains fed shower and glazed screen. Low level wc, pedestal hand basin with mixer tap, part tiled walls, extractor and recessed lighting.

BEDROOM TWO 13'5" x 10'9" (4.12m x 3.32m) double glazed window with views to the front garden and fields. TV point, door to



EN SUITE SHOWER ROOM tile enclosed shower cubicle, mains fed shower with glazed screen, pedestal hand basin with mixer tap, low level wc. Part tiled walls, extractor and recessed lighting.

BEDROOM THREE 13'4" x 10'9" (4.08m x 3.32m) rear aspect double glazed window. TV point.

BEDROOM FOUR 13'4" x 10'9" (4.08m x 3.32m) maximum dimensions. Front aspect double glazed window with views to the garden and to fields to the front.

FAMILY BATHROOM front aspect obscure double glazed window. Three piece white suite comprising P-shaped panel enclosed bath with mixer tap, electric shower over with glazed screen. Pedestal hand basin with mixer tap. Low level wc. Ceramic tiled flooring, tiled walls, recessed lighting, extractor.



OUTSIDE

The front is accessed from East Street with a shared drive with The Ridings leading to block paved driveway with parking for 4-5 vehicles. There is a good area of lawn with walled surround. **DETACHED BRICK BUILT DOUBLE GARAGE** with up and over doors, power, lighting, half glazed door, UPVC window to the side and pedestrian access to the rear.

The rear garden is fenced to all sides with a raised decked area with external lighting and water supply. A good area of lawn with established shrub, flower beds and borders.

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.

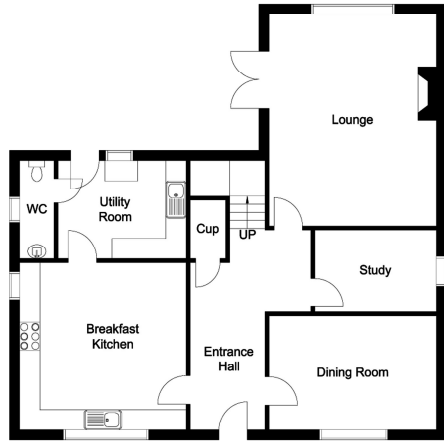
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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 June 2024.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

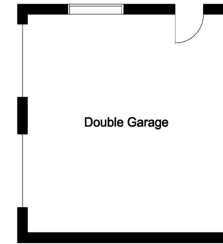
Ground Floor



First Floor



Outbuilding



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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