



THE OLD POST OFFICE, SUTTON CUM LOUND
£450,000

BROWN & CO

THE OLD POST OFFICE, PORTLAND PLACE, SUTTON CUM LOUND, RETFORD, DN22 8PP

DESCRIPTION

A very nicely presented and extended detached 1950's family home close to the heart of this popular village with some good countryside walks accessible. The property benefits from a good sized rear aspect lounge with log burner, a large front aspect dining room as well as a modern fitted kitchen and the addition of a ground floor playroom/snug. There are en suite facilities to the master bedroom, three additional double bedrooms and office/bedroom five. The property has a good degree of seclusion to the front, ample parking with detached garage, EV charging point and a good sized garden.

LOCATION

Sutton-cum-Lound is a popular village within comfortable distance to the north of Retford town centre. There are some local amenities within the village, but Retford town centre provides a good selection of shops and recreational facilities as well as schooling for all age groups. There is a main line railway station to London Kings Cross (approx. 1 hour 30 minutes). Sutton-cum-Lound is well situated for drives to the open countryside where there is an abundance of walks including the nearby Chesterfield Canal.

DIRECTIONS

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ACCOMMODATION

OPEN ARCHED ENTRANCE with quarry tiled step, part glazed composite door with obscure double glazed windows to the side leading to

GOOD SIZED ENTRANCE HALL with engineered oak flooring, stairs to first floor landing, under stairs storage cupboard. Telephone point.

CLOAKROOM with side aspect obscure double glazed window. White low level wc, vanity unit with mixer tap and cupboard below, ceramic tiled floor, part tiled walls.

LOUNGE 15'0" x 12'4" (4.58m x 3.77m) rear aspect double glazed tilt and turn patio doors overlooking the good sized garden. Feature fireplace with fitted log burner, marble hearth and oak mantle above. TV point, wall light points. Ceiling rose.



DINING ROOM 13'2" x 10'3" (4.03m x 3.15m) double aspect to front and side with double glazed windows. Wood effect flooring. Remote control ceiling lights.



SNUG/PLAYROOM 11'5" x 9'8" (3.49m x 3.00m) front aspect double glazed window. Laminate flooring, ceiling rose, TV point.

BREAKFAST KITCHEN 12'4" x 11'5" (3.77m x 3.50m) double glazed windows looking into the conservatory. An extensive range of high gloss cream coloured base and wall mounted cupboard and drawer units. 1 ¼ sink drainer unit with mixer tap, space and plumbing below for dishwasher. Space for cooker set into

recessed fireplace with extractor and tiled splashback. Space for large upright fridge freezer. Wood working surfaces, central island/breakfast bar. Part tiled walls, recessed lighting. Under floor heating with wood grain ceramic tiling. Door to



WALK IN PANTRY side aspect double glazed window. A good range of shelving. Tiled meat shelf. Wood grain ceramic tiling.

CONSERVATORY/UTILITY 12'6" x 7'2" (3.84m x 2.20m) three sets of double glazed windows overlooking the garden, half glazed stable door leading to the side drive and garden. Single stainless steel sink drainer unit, space and plumbing for washing machine, space for two additional appliances. Ample working surfaces, part tiled walls. Ceramic tiled floor.



FIRST FLOOR

GALLERY STYLE LANDING with wi-fi controlled ceiling lights.

MASTER BEDROOM 13'4" x 12'10" (4.09m x 3.96m) double aspect to front and side with double glazed windows. TV aerial lead.



EN SUITE SHOWER ROOM 13'8" x 3'4" (4.20m x 1.03m) obscure double glazed window. Full width tile enclosed shower cubicle, power shower and glass sliding doors, tiled walls, extractor. Vanity unit with inset sink and mixer tap and drawer below. Low level wc, part tiled walls. Part ceramic tiled flooring with underfloor heating and part laminate flooring.

BEDROOM TWO 11'5" x 10'3" (3.50m x 3.15m) rear aspect double glazed window. Range of built in double wardrobes with storage cupboards above and drawers below. Spotlight, TV aerial lead and views to the garden.

BEDROOM THREE 12'4" x 8'7" (3.77m x 2.65m) measurements exclude door recess. Rear aspect double glazed window with views to the garden, TV aerial lead. Access to roof void.

BEDROOM FOUR 11'6" x 9'9" (3.52m x 3.01m) front aspect double glazed window.



BEDROOM FIVE/OFFICE 6'8" x 5'9" (2.08m x 1.80m) front aspect double glazed window. Telephone point.

FAMILY BATHROOM 9'7" x 8'0" (2.94m x 2.46m) rear aspect obscure double glazed window. Four piece white suite comprising panel enclosed bath, oval vanity unit with drawers below and mixer tap, low level wc. Additional large walk in shower cubicle with power shower and glazed screen. Part tiled walls. Recessed lighting and extractor. Built in airing cupboard with factory lagged hot water cylinder and a range of shelving.



OUTSIDE

The front is screened from Sutton Lane by high hedging. Access from Portland Place by way of dropped kerb leading to the drive providing parking for several vehicles. From the drive is a personal gate leading into the front garden which is walled and hedged and predominantly lawned with pebble surrounds. From the drive are

double gates leading to the inner driveway with further parking leading to a brick built **DETACHED SINGLE GARAGE** with up and over door, power, light and personal door to rear garden. The driveway has a recently installed EV charge point.

The rear garden is a very good size and is hedged and fenced to all three sides. Large irregular shaped patio with pebbled area to the side, a good area of lawn. To the rear of the plot is a timber shed and also an additional raised ceramic tiled patio with power and lighting. To the other side of the property is a pebbled area ideal for children's swings etc. or greenhouse plus pebbled and circular patio and established fruit trees.

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.

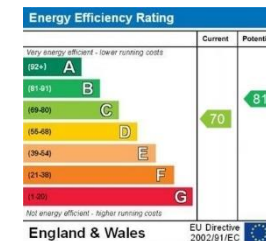
Viewing: Please contact the Retford office on 01777 709112.

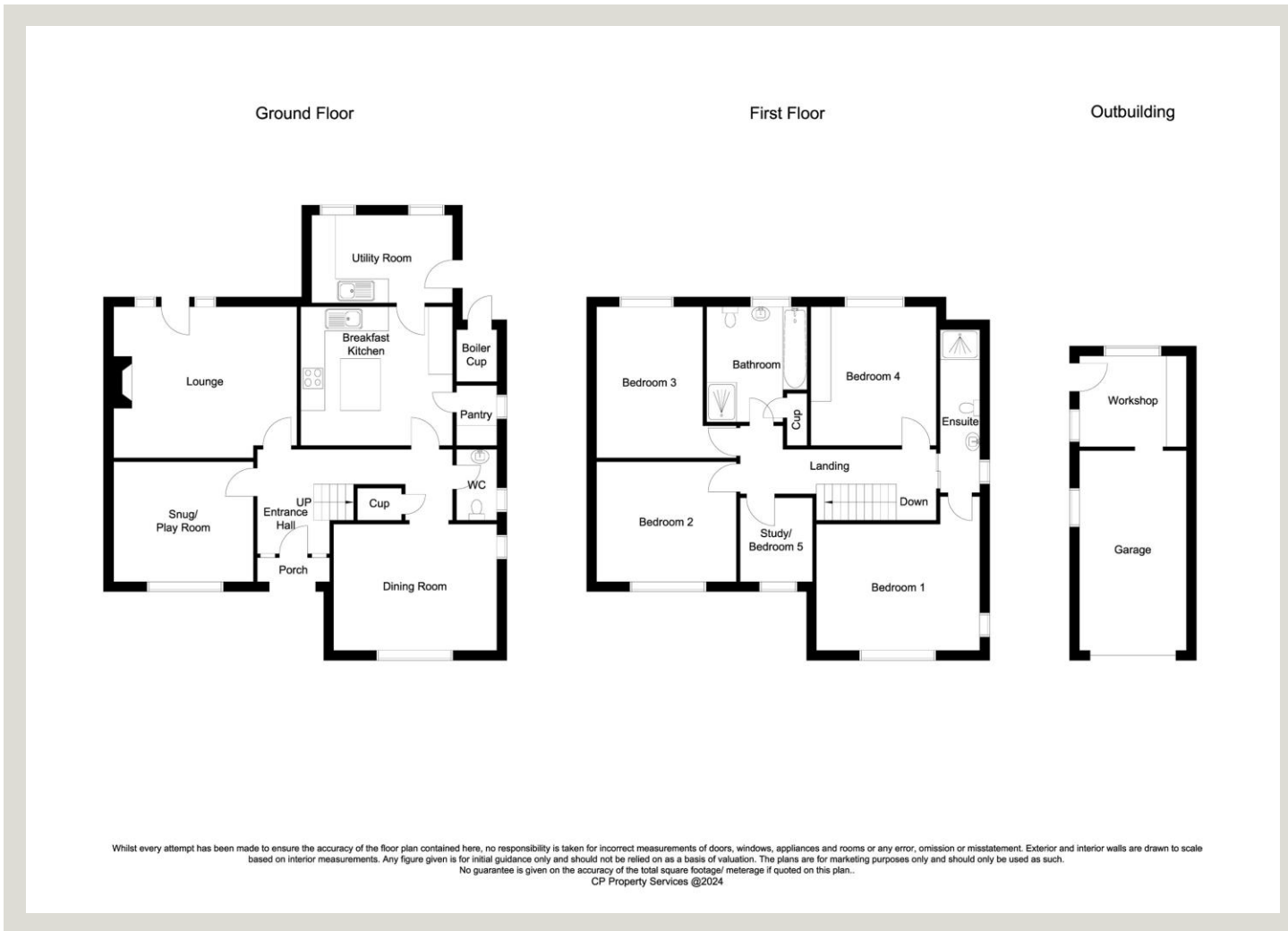
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Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors 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 August 2024.





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29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

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