



APRIL RISE, STURTON LE STEEPLE
£550,000

BROWN & CO

APRIL RISE, LOW HOLLAND LANE, STURTON LE STEEPLE, RETFORD, DN22 9HH

DESCRIPTION

A rare and unique opportunity to purchase this substantial and generously proportioned detached five bedroom bungalow located in this peaceful location on the fringes of this popular North Nottinghamshire village offering a good degree of privacy and seclusion with views to open countryside. The property is set well back from the road on a plot of approximately 1/3rd of an acre. There is a 30' dual aspect lounge dining room as well as a good sized breakfast kitchen leading to the conservatory over-looking the rear garden, plus a cosy sitting room. April Rise offers versatile accommodation with some of the bedrooms having alternate uses such as office space or playroom. The property offers scope for further extension, subject to planning consent, but has been subject to recent upgrades to the central heating system and electrical systems.

LOCATION

Sturton le Steeple presently boasts a good primary school, Village Hall, public house and recreation ground. There is immediate access to the surrounding countryside, with miles of lanes and paths to explore. Nearby North Leverton provides a doctors surgery, hairdressers, local school and convenience store. Good road links connect the village to larger urban centres. The A1(M) lies the west of Retford from which a wider motorway network is available and this town has a direct rail service into London Kings Cross (approx. 1 hour 30 mins).

Leisure amenities and educational facilities (both State and independent) are well catered for. The property also benefits from a recent EICR report and new consumer unit.

DIRECTIONS

What3words:///wager.haircuts.goats

ACCOMMODATION

Half glazed UPVC door with obscure glass and matching side light windows into

ENTRANCE PORCH with parquet flooring, glazed door with side windows into

T-SHAPED ENTRANCE HALL with part vaulted ceiling with velux window, telephone point.



BOOT ROOM sliding mirror doors, factory lagged hot water cylinder, fitted immersion and storage space.

LOUNGE DINING ROOM 30'9" x 11'9" (9.43m x 3.64m)

Dining Area front aspect double glazed oriel bay window, TV point and wall light points.



Lounge Area central fireplace with mahogany fire surround with coal effect LPG bottled gas fire on marble hearth with matching insert. Double glazed French doors leading into and overlooking the garden. Telephone point and wall light points.



SITTING ROOM 11'4" x 9'7" (3.47m x 2.95m) front aspect double glazed window. TV point and wood effect flooring.



BREAKFAST KITCHEN 14'6" x 13'3" (4.45m x 4.06m) rear aspect double glazed window. An extensive range of wood fronted base and wall mounted cupboard and drawer units. Belfast sink with draining boards either side and mixer tap. Four ring electric hob with

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

extractor above. Built in electric oven and grill. Space and plumbing for large upright fridge freezer. Vaulted ceiling with velux window. Ample working surfaces, part tiled walls, Welsh dresser style unit. Recessed lighting. Half glazed door to rear.



UTILITY ROOM 13'5" x 5'8" (4.10m x 1.78m) with double glazed window and double glazed French doors into the garden. Wall mounted cupboards, space and plumbing for washing machine and dishwasher. Space for tumble dryer. Quarry tiled flooring. Sink with taps. Door to



CLOAKROOM side aspect obscure double glazed window. White low level wc. Wall mounted hand basin with tiled splashback. Quarry tiled flooring. Three quarter glazed door to

CONSERVATORY 13'0" x 8'5" (3.97m x 2.59m) double glazed windows with two sets of French doors leading into the garden, polycarbonate ceiling. Tiled flooring.

BEDROOM ONE 11'7" x 11'7" (3.57m x 3.57m) front aspect double glazed window with views to the front garden. Telephone point. Built in floor to ceiling wardrobe with mirror fronted sliding doors, hanging and shelving space. Door to

EN SUITE SHOWER ROOM front aspect obscure double glazed window. Corner fitted shower cubicle with glazed screen, electric shower, pedestal hand basin, low level wc, ceramic tiled floor, tiled walls. Extractor and shaver socket.

BEDROOM TWO 12'7" x 11'3" (3.86m x 3.63m) maximum dimensions, rear aspect double glazed window with views to the rear garden and fields beyond.



BEDROOM THREE 11'7" x 7'2" (3.55m x 2.18m) rear aspect double glazed window with views to the rear garden and fields beyond. Built in floor to ceiling wardrobe with hanging and shelving space.

BEDROOM FOUR 9'3" x 7'5" (2.82m x 2.28m) side aspect double glazed window. Telephone point. Please note there is no radiator in this room.

BEDROOM FIVE/STUDY 10'7" x 7'7" (3.26m x 2.33m) front aspect double glazed window. Built in floor to ceiling wardrobes, telephone point.

FAMILY BATHROOM 11'7" x 8'4" (3.55m x 2.55m) two rear aspect obscure double glazed windows. Five piece white suite comprising panel enclosed bath and mixer tap. Tiled shower cubicle with bifold glazed screen and mains fed shower. White low level wc, pedestal hand basin and mixer tap. Bidet with mixer tap. Ceramic tiled floor, part tiled walls. UPVC clad ceiling. Spotlights, extractor and shaver socket.

OUTSIDE

The front is hedged to all sides. Five bar gate giving access to the sweeping driveway providing space for several vehicles. A good area of sculptured lawn with established shrub, flower beds and borders. Access to both sides of the property leading into the rear garden.

INTEGRAL TANDEM GARAGE with electrically operated roller door, personal door into the rear garden and houses the oil fired central heating boiler (Installed in February 2024).

The rear garden is a nice feature of the property and is hedged to all sides. Crazy paved curved patio with retaining brick walls and steps up to the main garden which is lawned with established and well stocked shrubs, flower beds and borders. Oil tank (fitted in 2023).

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.

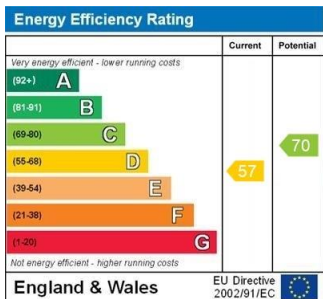
Viewing: Please contact the Retford office on 01777 709112.

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.

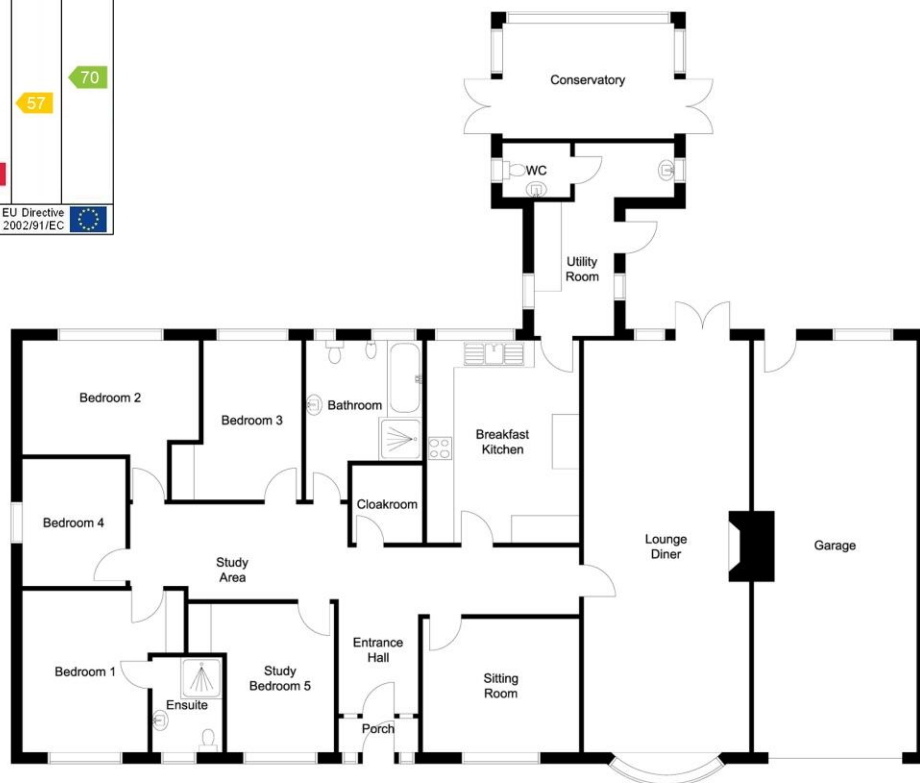
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in December 2024.

BROWN & CO



Ground Floor



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



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 other 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 of 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.

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

BROWN & CO