



THE OLD BAKERY, WALESBY
£385,000

BROWN & CO

THE OLD BAKERY, BOUGHTON ROAD, WALESBY, NEWARK, NG22 9NJ

DESCRIPTION

A substantial period detached property benefiting from some delightful original style features and provides good accommodation on the ground floor with a large sitting room, snug, dining room leading into the study and a modern galley kitchen. In addition, on the first floor are four bedrooms and two bathrooms. The property benefits from an attached garage, an established garden and gas fired central heating.

LOCATION

Walesby is a small village to the south of Retford with local amenities including The Carpenters Arms and a primary school, yet accessible to the larger towns of Retford and Newark which both provide comprehensive shopping, recreational and leisure facilities and mainline railway stations to London. The A1 is also within comfortable distance. Walesby is surrounded by open countryside with Clumber Park and Rufford Park available for walks.

DIRECTIONS

What3words///jiffy.blockage.circus

ACCOMMODATION

Wooden door into

ENTRANCE HALL with stairs to first floor landing.

SITTING ROOM 12'0" x 10'5" (3.69m x 3.21m) front aspect double glazed window. Feature stained wood fire surround with inset log burner with raised tiled hearth. Plate rail, side aspect window. Moulded period skirtings, TV aerial lead and telephone point.

INNER HALLWAY half glazed door leading into rear porch. Ceramic tiled floor.

CLOAKROOM side aspect double glazed window. White low level wc, vanity unit with inset sink with mixer tap and cupboards below. Ceramic tiled floor, tiled walls and extractor.

PORCH brick base with double glazed windows. Vaulted ceiling and half glazed door to garden. Stone slabbed flooring.

LOUNGE 18'9" x 12'7" (5.77m x 3.87m) side aspect double glazed window and rear aspect sliding patio doors leading into the garden. Wall light points. TV and telephone points.



DINING AREA 12'7" x 12'5" (3.88m x 3.80m) front aspect double glazed window. Feature open fireplace with wooden mantle and raised brick hearth. Plate rack, exposed ceiling timbers, wall light points.



STUDY AREA 12'5" x 7'2" (3.80m x 2.19) front aspect double glazed window, exposed ceiling timbers, plate rack, telephone point.



KITCHEN 21'7" x 7'8" (6.62m x 2.39m) accessible from both the dining room and inner hallway. Two double glazed windows. An extensive range of wood grain fronted base and wall mounted cupboard and drawer units with double stainless steel inset sink with mixer tap. Space and plumbing below for dishwasher. Gas fired AGA. Fitted electric oven with four ring gas hob and extractor above. Fitted Bosch microwave, ample working surfaces, integrated fridge and freezer. Pull-out rack. Additional wooden working surfaces with breakfast bar and space and plumbing for washing machine. Additional upright cupboards. Glazed display cupboards, ceramic tiled floor, part tiled walls. Spot lighting.



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FIRST FLOOR

GALLERY STYLE LANDING front aspect double glazed window with distant views.

BEDROOM ONE 12'0" x 10'6" (3.67m x 3.22m) front aspect double glazed window, telephone point, period style skirtings, door to



EN SUITE SHOWER ROOM 7'7" x 6'3" (2.34m x 1.92m) rear aspect Velux window. Enclosed shower cubicle with glazed screen and aqua boarded walls. Electric shower. Low level wc, vanity unit with inset sink with a good range of cashmere coloured cupboards below with display above. Towel rail radiator, tiled walls, recessed lighting and extractor. Door to

DRESSING ROOM 7'0" x 6'3" (2.14m x 1.92m) front aspect double glazed window. Recessed lighting and fitted hanging rail.

BEDROOM TWO 14'3" x 9'4" (4.35m x 2.87m) front aspect double glazed window. Period skirtings and cornicing.



BEDROOM THREE 12'2" x 7'4" (3.72m x 2.24m) front aspect double glazed window.

BEDROOM FOUR 10'3" x 7'9" (3.15m x 2.42m) rear aspect double glazed window. Built in airing cupboard with factory lagged hot water cylinder and fitted immersion. Tile enclosed shower cubicle with glazed screen and extractor. Pedestal hand basin and period style skirtings.

FAMILY BATHROOM 10'9" x 7'9" (3.31m x 2.40m) rear aspect obscured double glazed window. Four piece white suite comprising panel enclosed bath, corner fitted tiled shower cubicle with electric shower. Vanity unit with inset sink and cupboards and drawers below. Low level wc, part tiled walls. Extractor. Access to roof void.



ATTIC STORE 9'3" x 8'8" (2.84m x 2.69m)

OUTSIDE

Brick wall to the front and sides with buffer garden and wrought iron gate to the front door. To the side is an **ATTACHED OVERSIZED SINGLE GARAGE** with electrically operated and remote controlled door, power, light, door to the rear and houses the gas fired central heating boiler.

The rear garden is hedged and fenced to all sides. Raised patio with external water supply and lighting. A good area of lawn, well stocked and established shrub, flower beds and borders. Greenhouse and wooden dog kennel.

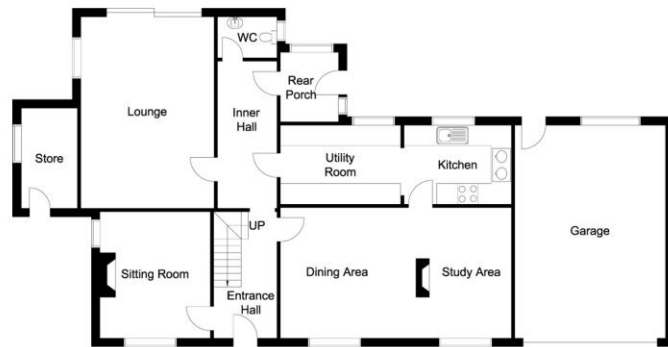
There are owned roof mounted solar panels which help support running economies of the property.

GENERAL REMARKS & STIPULATIONS

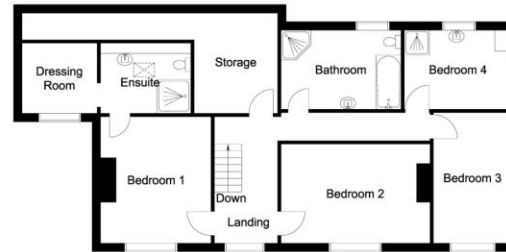
Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.
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Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
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These particulars were prepared in November 2024.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C	78	
(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



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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