



MONTERAY, STURTON LE STEEPLE
£395,000

BROWN & CO

MONTERAY, NORTH STREET, STURTON LE STEEPLE, RETFORD, DN22 9HP

DESCRIPTION

Wonderful contemporary detached bungalow, re-modelled and upgraded by the present vendors to create a light filled quality specification home perfect for indoor/outdoor modern living.

Accommodation commences with an entrance hall and the principal reception room of lounge is a particular feature boasting atmospheric vaulted ceiling, log burner and substantial patio doors to rear patio.

The dining kitchen is surely the hub of the home, generously proportioned and refitted in contemporary style hosting gloss white units and range of appliances. The dining kitchen also has patio doors opening to the rear patio making it perfect for alfresco entertaining.

The master bedroom is front aspect and has a lovely en suite shower room fitted to attractive standards, together with walk-in wardrobe/dressing room. Two further bedrooms are provided, together with house bathroom in complementary contemporary style.

Originally the fourth bedroom, the present vendors have created a boot room delivering further storage, rear entrance to garden and greatly enhancing the practicalities of this home

Outside the property enjoys frontage to North Street, it has two separate block paved driveways, one of which terminates at an attached garage which for convenience has electrically operated roller shutter doors at either end facilitating good front to back access.

The rear grounds are attractively laid out with extensive patio entertaining area, raised lawned garden beyond and useful side amenity space. The property is equipped with oil fired central heating via an external Worcester boiler with underfloor heating to kitchen, lounge, dressing room and en suite, traditional radiators to remainder.

LOCATION

Monteray enjoys frontage to North Street towards the edge of the popular village of Sturton le Steeple. The village 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, paths and bridleways to explore.

Good road links connect the village to larger open centres. The A1M lies to the west of Retford from which the wider motorway network is available. The town also has a direct rail service into London Kings Cross (approx. 1hr 30 mins).

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words///reminds.scenes.viewer

ACCOMMODATION

ENTRANCE HALL tiled flooring, access hatch to part boarded roof void.

LOUNGE 20'5" x 15'2" (6.23m x 4.61m) vaulted ceiling in contemporary styling. Attractive log burner, bright living space, flooded with natural light being triple aspect and including electrically operated roof lights. Substantial glazed walling of large patio doors giving access to rear garden and patio. Tiled flooring.



DINING KITCHEN 29'9" x 11'4" (9.06m x 3.46m) refitted in contemporary style of bright dual aspect nature including patio doors opening to rear patio and grounds. A comprehensive range of gloss white units with accent lighting and range of appliances including induction hob, extractor, two Miele ovens, automatic dishwasher and washing machine. Space for double fridge freezer (current appliance available by separate negotiation). Tiled splashbacks, tiled flooring to complement.



BEDROOM ONE 14'3" x 9'10" (4.33m x 3.01m) front aspect. Attractive flooring.



EN SUITE SHOWER ROOM attractive and luxuriously appointed with generous 1200 tiled showering enclosure with both rainfall and handset showers. Wall hung vanity basin, WC, complementing tiling, chrome towel warmer.

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WALK-IN WARDROBE/DRESSING ROOM side aspect.

BEDROOM TWO 11'9" x 10'1" (3.59m x 3.07m) rear aspect. Attractive flooring.



BEDROOM THREE 11'3" x 9'7" (3.42m x 2.92m) front aspect. Attractive flooring.

BOOT ROOM 11'4" x 6'9" (3.47m x 2.05m) formerly fourth bedroom now with fitted cupboards and work surface, rear entrance door, towel warmer.



HOUSE BATHROOM contemporary styling in white with panelled bath having rainfall and handset showers over. Vanity basin, WC. Contrasting tiled splashback and flooring. Chrome towel warmer.



OUTSIDE

Most attractive plot elevated over North Street, with two block paved driveways for off road parking, one terminating at the ATTACHED GARAGE 21'8" x 9'6" (6.61m x 2.89m) which features two electric roller doors to front and rear creating good access

from the rear grounds to the front. The garage is equipped with light, power and cold water supply.

The front garden is laid to lawn with paved pathways leading you to the front entrance door and side gateway.

The rear grounds include an Indian sandstone patio with multiple access points from the living space enclosed by rustic brick walling with accent lighting.

A raised lawn extends beyond. To one side of the property is a useful amenity area with flint pathway, external Worcester oil central heating boiler, well screened oil tank and gate returning to the front.

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.

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 January 2025.

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



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No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2025



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