



FIELD VIEW, STURTON-LE-STEEPLE
£550,000

BROWN & CO

FIELD VIEW, FREEMANS LANE, STURTON-LE-STEEPLE, RETFORD, DN22 9HN

DESCRIPTION

A stunning new bungalow nearing completion by JS Homes Limited.

This light filled new home delivers a versatile layout employing a high calibre specification for efficient running and ease of modern living.

Accommodation commences with a generous reception hall off which there is rear aspect lounge having bifold doors opening to rear garden. A separate study is provided which is equally suited for use as a fourth bedroom if required.

The hub of the home is surely the generous living dining kitchen, again boasting bifold doors opening to rear garden and a comprehensive range of contemporary units including substantial coordinating central island and integrated appliances. A fitted utility room lies adjacent.

There are three good bedrooms with the main bedroom having an excellent en suite shower room with family bathroom serving the other two bedrooms.

Outside the property is situated in an enviable position towards the end of Freemans Lane with front and rear grounds, generous driveway for parking and substantial detached double garage.

Air source underfloor heating is installed.

Please see specification summary below.

LOCATION

Field View enjoys frontage to Freemans Lane 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:///crowd.abandons.testers

GENERAL SPECIFICATION

- **10 YEAR STRUCTURAL WARRANTY VIA BUILD ZONE**
- **KITCHEN** contemporary light grey units, Neff cooking appliances, Bosch dishwasher. Pendant lights over island.
- **BATHROOM** painted cream furniture Acorn in Fern, demister mirror.
- **EN SUITE** painted light blue, Furniture Tavistock in mineral blue, demister mirror.
- **HEATING** air source underfloor. App controllable.
- **FLOOR COVERING** Karndean wood effect in herringbone (or can be negotiated).
- **ALARM INSTALLED** suitability for additional wireless sensors, contacts, cameras, doorbells etc., app controllable.
- **BROADBAND** high speed fibre to the property. Cat 6 cabling to the property.
- **ELECTRICAL SUPPLY** three phase to the bungalow.
- **LANDSCAPING**
Front garden and drive – Indian sandstone path, gravelled driveway, block paved area at the front of the

bungalow. Turfed to front boundary. Parking for numerous cars.

Side paths and paths around the garage gravel.

Rear garden – Indian sandstone patio, turfed.

- **DOUBLE GARAGE** – electrically operated front doors.



29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
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AGENTS NOTE: These particulars were prepared during the course of construction. The specification may change and interested parties are expressly requested to check specification and finishes on site and with the builder.

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 TBA.

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.

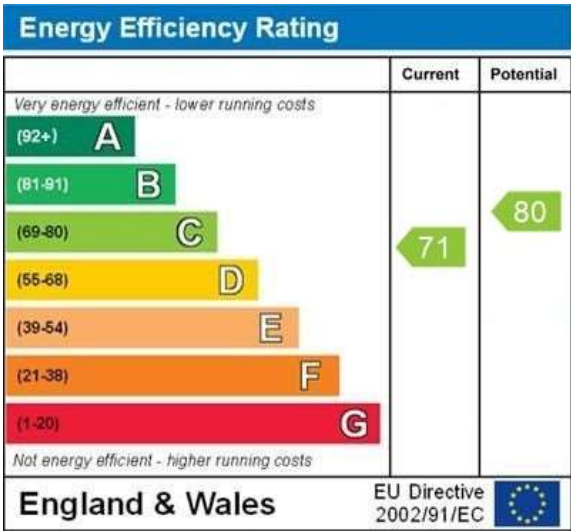
Viewing: Please contact the Retford office on 01777 709112.

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.

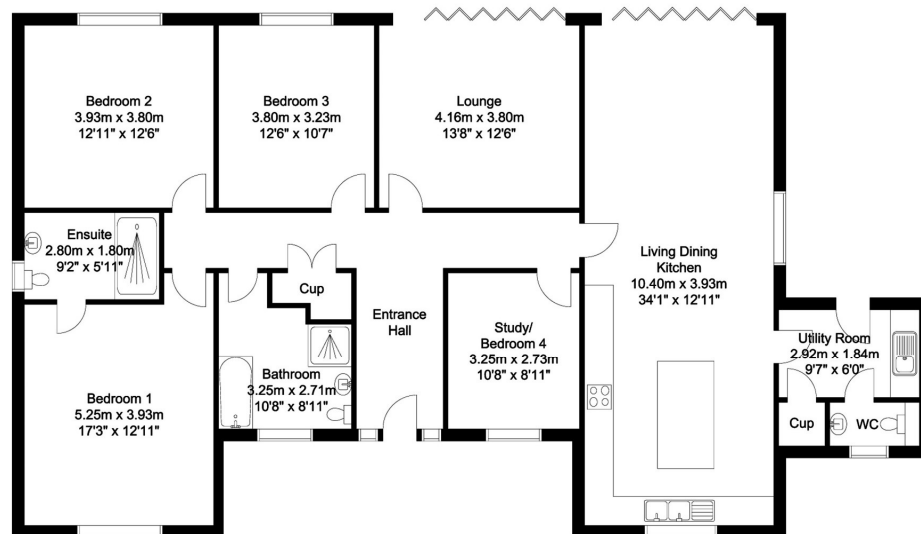
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

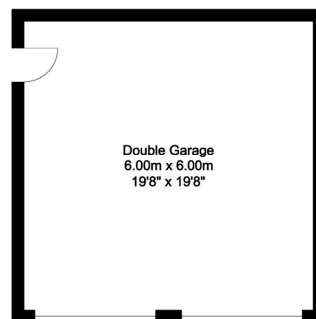
These particulars were prepared in June 2025.



Ground 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 @2025



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