



MONTE LEMA, PARK LANE, ELKESLEY
£390,000

BROWN & CO

MONTE LEMA, PARK LANE, ELKESLEY, RETFORD, DN22 8AR

DESCRIPTION

A unique opportunity to purchase this extremely well presented three double bedroom detached bungalow that has not been sold for over 70 years and is set on a beautiful, elevated position with views to the front over open farmland, fields and the River Poulter. The property has a long driveway, a single garage as well as a pedestrian lift to the first floor level of the bungalow for good accessibility. The property features a dual aspect lounge dining room, a modern fitted kitchen and luxury bathroom, as well as a good sized rear garden offering excellent privacy. Monte Lema also provides the opportunity to extend to all sides, plus the attic (STP) to enable en suite facilities or larger living accommodation.

LOCATION

Elkesley provides easy access to the nearby A1 along with a local primary school, village hall and a convenience store. Retford town centre is approximately 6 miles away with more comprehensive shopping, leisure and recreational facilities, plus a mainline railway station with services to London Kings Cross (approximately 1 hour 30 mins).

DIRECTIONS

What3words://poet.equity.grading

ACCOMMODATION

From Park Lane steps and/or lift to the front door of the property which is $\frac{3}{4}$ glazed UPVC with leaded light insert and matching window to

Irregular shaped **ENTRANCE HALL** with laminate flooring, two built in storage cupboards with lighting. Access to roof void with ladder.

LOUNGE 14'9" x 14'7" (4.54m x 4.47m) dual aspect with double glazed windows to the side and large picture window with views to the front and outstanding views including to the River Poulter. Chimney breast with feature fire surround with marble effect

hearth, matching insert and electric coal fire. TV and telephone points, eyeball lighting, ceiling rose. Arch to



DINING ROOM 12'6" x 8'2" (3.83m x 2.51m) with side aspect double glazed French doors, ceiling rose, door to

KITCHEN 11'7" x 11'9" (3.55m x 3.63m) rear aspect double glazed picture window with views to the garden. Bow window into the dining area. An extensive range of white high gloss base and wall mounted cupboard and drawer units. Integrated dishwasher, fridge/freezer, Neff oven & microwave combination oven. Four ring electric Neff hob with Perspex splashback and stainless steel extractor above. 1 ¼ sink drainer unit with mixer tap & filtered water tap. Ample working surfaces with matching upstand. Ceramic tiled floor, telephone point, spotlighting. Door to



REAR LOBBY door to rear garden and access to

CLOAKROOM rear aspect obscure double glazed window. White low level wc, wall mounted hand basin with tiled splashback and mixer tap. Ceramic tiled flooring.

BEDROOM ONE 16'2" x 9'4" (4.93m x 2.87m) rear aspect double glazed picture window overlooking the garden.



BEDROOM TWO 14'6" x 10'1" (4.45m x 3.09m) front aspect double glazed picture window with views to the front and outstanding views including to the River Poulter.



BEDROOM THREE 10'8" x 7'9" (3.29m x 2.42m) measured to front of range of built-in wardrobes with part mirror fronted sliding doors and with hanging and shelving space and socket and TV point). Front aspect double glazed picture window with views to the front and outstanding views including to the River Poulter.



FAMILY BATHROOM 13'0" x 10'2" (3.99m x 3.11m) side aspect obscure double glazed window. A large walk-in shower cubicle with smoked glazed screen and handheld shower attachment with LED down lighting. Chrome towel rail radiator. Tiled floor and walls. Oval shaped fitted panel enclosed bath with contemporary mixer tap. Low level Gerberit Aquaclean wash and dry toilet with concealed cistern (also works as a standard WC) with shelving above. Vanity unit with inset sink and white high gloss cupboard, drawers, display shelving surround and mixer tap. Ceramic tiled flooring, part tiled walls. Touch screen mirror light with demister. Wall mounted electric heater. Spotlighting. Large cupboard with shelves and immersion heater cupboard with shelves.



OUTSIDE

From Park Lane the front garden is terraced with good areas of lawn, established ornamental selection of shrubs with flower borders.

There is a driveway providing parking for several vehicles and leads to **INTEGRAL SINGLE GARAGE/WORKSHOP** with electrically operated up and over door with power and light. Oil fired central heating boiler. To the side of the garage is an electrically operated pedestrian lift which leads to the side garden area. Concealed oil tank. Steps from the drive leading to the front of the property which offers a full width paved patio. To the east side of the bungalow, is a fenced pebbled area with greenhouse opening into the rear garden. External lighting.

To the west of the bungalow is an additional paved patio with some lawn and shrubs and a large decked area above the garage with balustrading, an ideal area for entertaining and a step down to the pedestrian lift.

The rear garden is extremely private and is hedged to all sides, dwarf retained wall separating the full width paved patio and lawned area. External lighting and water supply as well as a good selection of established shrub borders including some 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.

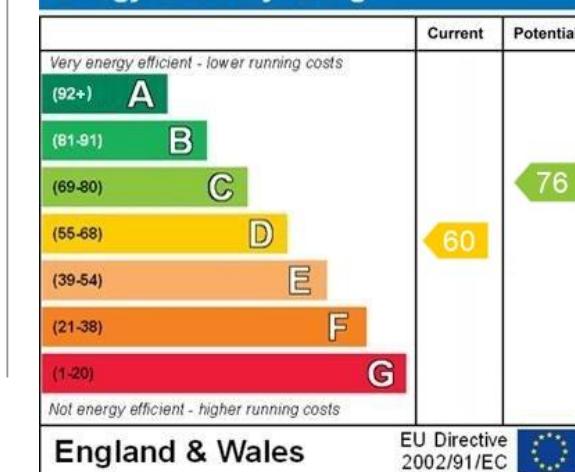
Viewing: Please contact the Retford office on 01777 709112.

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 September 2025.

Energy Efficiency Rating



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.

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