



12 KENNEDY COURT, WALESBY  
£250,000

**BROWN & CO**



## 12 KENNEDY COURT, WALESBY, NEWARK NOTTINGHAMSHIRE, NG22 9PQ

### DESCRIPTION

An extended and well presented 3/4 bedroom detached bungalow in cul de sac location, rear aspect open planned kitchen living dining room, master bedroom with en suite bathroom, additional shower room and nursery/study/bedroom 4, ample parking, driveway and enclosed rear garden. The property benefits from solar panels on the rear of the roof.

### LOCATION

Walesby is a small village to the south of Retford with local amenities yet accessible to the larger towns of Retford and Newark which both provide comprehensive shopping, recreational and leisure facilities and a 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

From Retford proceed south passing through the hamlet of Eaton, as you enter Gamston turn right onto rectory Lane, stay on this road driving across the A1. As you enter Walesby drive through to the centre at the crossroads with the public house on the right hand side, turn left onto Main Street, then first left onto Kennedy Rise and then first right onto Kennedy Court where the property will be found straight in front of you.

### ACCOMMODATION

Part glazed UPVC door with obscure side windows into

**ENTRANCE HALL** 14'9" x 13'3" (4.53m x 4.05m) maximum dimensions, I-shaped with recessed cloaks alcove with cupboards above, additional fitted cupboard, recessed downlighting, access to roof void with power and light, doors to



**INNER HALLWAY** with built in utility cupboard with space and plumbing for washing machine and tumble dryer with working surfaces above. Door to

**SHOWER ROOM** side aspect obscure double glazed window, enclosed shower cubicle with quartz aqua boarding, glazed door, vanity unit with inset sink and cupboards below, mixer tap, low level wc with concealed cistern, chrome towel rail radiator, tiled effect laminate flooring, wall light points, recessed downlighting.



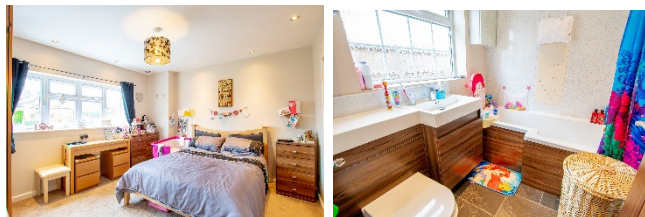
**KITCHEN LIVING DINING ROOM** 29'9" x 11'6" (9'10 x 3.53m) the kitchen area has a rear aspect double glazed window overlooking the garden, it was refitted in 2018 by Wren Kitchens with an

extensive range of wood grain effect base and wall mounted cupboard and drawer units with soft close drawers, one and a quarter composite sink drainer unit with mixer taps and handheld spray, integrated dishwasher, glazed wall cupboard with under cupboard lighting, space for range style cooker with stainless steel extractor canopy above and with stainless steel splashback, ample working surfaces with matching splashbacks, tiled effect laminate flooring, recessed downlighting, breakfast bar. The dining area has rear aspect double glazed sliding doors to the garden, wood grain effect flooring, additional part glazed double doors to study/bedroom 4/nursery. Recessed downlighting, opening to the living area with telephone and tv points, air conditioning unit.





**MASTER BEDROOM 13'2" x 11'8" (4.01m x 3.59m)** front aspect double glazed window, recessed downlighting, television point, door to



**EN SUITE BATHROOM 7'2" x 5'8" (2.19m x 1.77m)** side aspect obscure double glazed window, three piece white suite with wood grain effect panel enclosed bath, contemporary mixer tap, independent shower over, quartz aqua boarding, vanity unit with soft close cupboards below and inset sink and contemporary mixer tap, low level wc with concealed cistern, tiled effect laminate flooring, recessed downlighting, chrome towel rail radiator and extractor.

**BEDROOM TWO 14'9" x 13'5" (4.55m x 4.10m)** front aspect double glazed window, feature Victorian style fireplace with wood surround and raised hearth with coal effect gas living flame fire, tv and telephone points, recessed downlighting



**BEDROOM THREE 13'4" x 10'5" (4.09m x 3.19m)** side aspect sealed unit double glazed window, range of built in bedroom furniture with hanging and shelving with overbed cupboards above, fitted

dressing table unit, recessed downlighting, tv point.



**STUDY/PLAY ROOM/BEDROOM FOUR 10'5" x 9'6" (3.19m x 2.94m)** recessed downlighting, tv point, return part glazed double doors to kitchen/dining/living room



## OUTSIDE

The front is fenced and railed with wrought iron gates to the driveway. The driveway provides parking for numerous vehicles with an area of lawn and external lighting and water supply. There is a side driveway where there is a charging point for electric vehicle and a gate to garden. The driveway leads to detached **SINGLE GARAGE** with up and over door, power and lighting.

The rear garden is fenced to all sides with external lighting and water supply with hot and cold water. Raised decked area, external socket and additional side garden which is pebbled.

## 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 C.

**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.

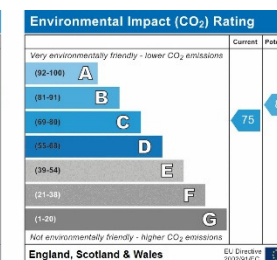
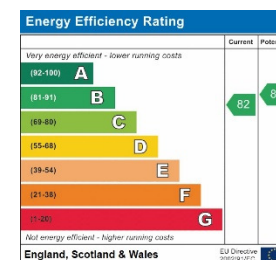
**Free Valuation:** We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

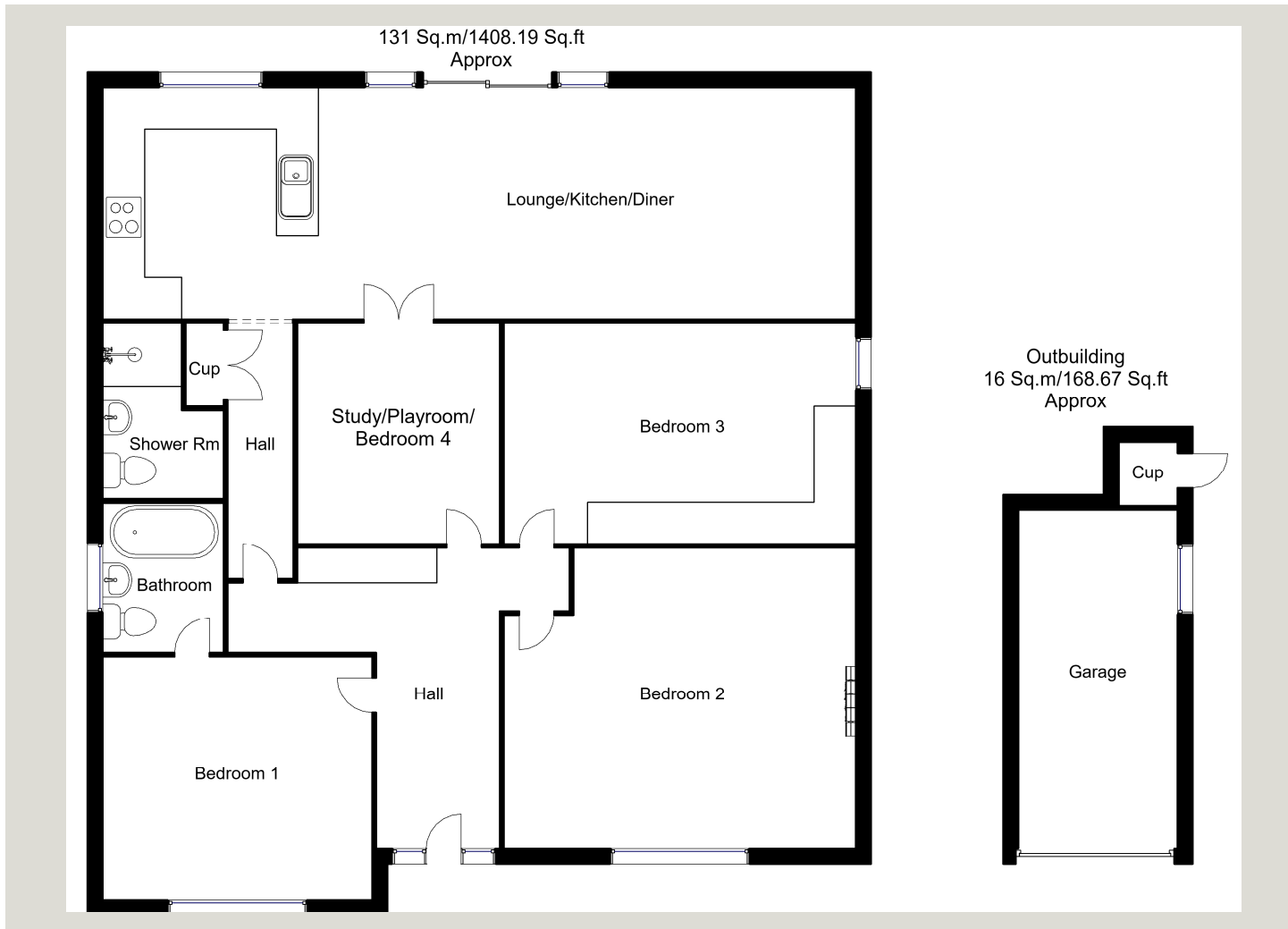
**Agents Note:** In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

**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.

**Surveys:** We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in June 2020.





## IMPORTANT NOTICES

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29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
01777 709112 | [retford@brown-co.com](mailto:retford@brown-co.com)

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