



## Church Lane

East Drayton, East Drayton, DN22 0LJ

£230,000



Welcome to this charming extended mid-terrace house located on Church Lane in the picturesque village of East Drayton, Retford.

Upon entering into the porchway, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests, modern kitchen with an extended open plan snug with bi fold doors, two bedrooms and modern bathroom.

Situated in a peaceful neighbourhood, this property provides a tranquil retreat from the hustle and bustle of city life. The village of East Drayton offers a close-knit community feel, ideal for those seeking a sense of belonging.

Don't miss the opportunity to make this house your home and enjoy the serene surroundings of East Drayton. Contact us today to arrange a viewing and take the first step towards owning this delightful property on Church Lane.



## Description

A delightful extended modern two bedroom property, ideal for first time buyers or some one wanting to down size. The views front and back over look the fields with views for miles.

### Porch & Hallway 5'6" x 5'5" (1.68m x 1.67m)

Entering the property into the porch through the composite door you are greeted with a solid Oak floor instantly boosting the quality and style of the property throughout. Radiator with TRV and recess lighting to the ceiling and a side facing upvc window.

### Lounge 13'11" x 11'5" (4.25m x 3.50m)

The lounge is a cosy front facing room with the continuation of the solid Oak floor with a centre feature of an inset closed wood burner with a tiled hearth, radiator and electric sockets.

### Kitchen & Extended Snug 19'8",114'9" x 13'3" (6,35m x 4.05)

This spacious modern kitchen is a great family space allowing for gathering around the centre island whilst the culinary delights are served up. The Shaker style kitchen has cream and grey wall and base units with gentle curved units with an under counter fridge, freezer and an electric four ring induction hob with extractor. The centre island houses the stainless sink and drainer with butcher block worktops throughout. There is the additional of generous under stairs pantry well equipped and with sensor lighting. The tiled floor continues into the snug area which has two velux windows and recess lighting, bi fold doors opening out into the rear garden.

### Master Bedroom 11'10" x 11'1" (3.63m x 3.39m)

A front facing double bedroom with carpet, radiator and double built in wardrobes over the stairs.

### Bedroom Two 10'8" x 8'2" (3.26m x 2.49m )

The second bedroom is rear facing with built in two double wardrobes and overhead storage with space for a three quarter bed, carpet and radiator.

### Bathroom 6'6" x (2.00m x )

The bathroom comprises of a kidney shaped bath, over head shower and curved shower screen, vanity sink and wc with part tiled walls, vinyl floor and a chrome ladder towel rail.

## Outside

To the front of the property there is a gravel driveway for two cars with a winding gravel path separating the lawn and the established flower bed. To the rear the garden offers some thing for every one, with a patio area, greenhouse, vegetable plot, lawn and small shrubs and trees with a large shed ' man cave' situated at the bottom with an additional seating area and two log stores.

## Additional Benefits

This property is 'a walk in and make yourself at home property' with absolutely nothing to do apart from your own colour choices. Immaculately presented and a lovely village location.

The heating is oil central heating with an outdoor ground mounted boiler.

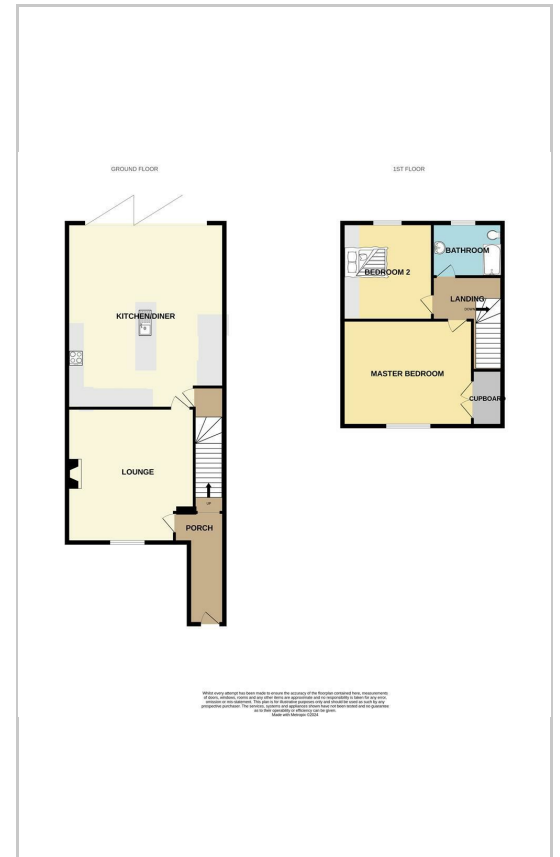
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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4. 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.
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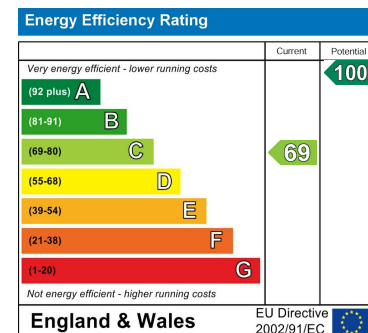
## Area Map



## Floor Plans



## Energy Efficiency Graph



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