



## Lawnwood Avenue

, Elkesley, DN22 8AE

£150,000



This semi-detached house on Lawnwood Avenue in the delightful village of Elkesley, just a stone's throw away from Retford located on the edge of the A1. This property boasts two reception rooms, three bedrooms, bathroom, there's ample space for a growing family or for those in need of a home office or hobby room.

Don't miss out on the opportunity to make this house your home. Book a viewing today and discover the potential that this property has to offer. This property would make an ideal BTL property.



## Description

The property briefly consists of an entrance hall into the lounge, dining / family room, kitchen and utility room whilst to the first floor the landing gives access to three bedrooms and family bathroom/WC. Externally there is off road parking to the front of the property along with a garden to the rear. In addition the property further benefits from double glazing as stated and oil central heating system.

### Hallway 11'10" x 6'0" (3.62m x 1.84m)

The property is entered into a hallway with stairs leading to the first floor and the lounge off to the right.

### Lounge 14'5" x 10'11" (4.40m x 3.33m)

The lounge is a front facing room with dual entry points, one through a single door leading from the entrance hall and another through the double doors from the dining room. The room consists of decorative panelling which adds a modern touch to the room, a double window with radiator underneath, carpet and central lighting.

### Dining Room 20'11" x 10'0" (6.39m x 3.07m)

The dining room has three entry points, one from the hallway, another from the lounge and then one from the kitchen through the walkway. The room consist of a brick heath, window, carpeted floor, central lighting. There is a window to the side of the room.

### Kitchen 11'10" x 11'5" (3.63m x 3.48m)

The kitchen has been extended and is rear facing which has tiled flooring and part tiled walls, there is an electric oven and hob with an electric fan above, the kitchen sink is situated below the window, the kitchen units are a cream wood effect, the central lighting is of a spotlight fixture.

### Utility Room 11'4" x 4'9" (3.46m x 1.47m)

The ideal space for storage and utilities.

### Bedroom One 11'7" x 9'11" (3.55m x 3.04m)

The room is a double bedroom that is bright, spacious and open. The room consists of carpeted flooring central lighting, front facing window and a radiator.

### Bedroom Two 14'2" x 8'10" (4.34m x 2.70m)

This room is a good sized double room that is bright and open, which has plenty of room for free standing furniture. The room also consists of carpeted flooring, central lighting, a window and a radiator.

### Bedroom Three 10'8" x 7'6" (3.26m x 2.29m)

This room is a single bedroom with carpeted flooring, central lighting, window and radiator. The size of the room makes it ideal for a study, nursery or a single bedroom.

### Bathroom 8'1" x 5'6" (2.48m x 1.68m)

The family bathroom consists of a W.C, wash basin, electric shower and a bath with part tiled walls.

## Outside

The front of the property provides off road parking for two cars.

The rear garden to the property has gates access, lawn and a water faucet, which all provide endless fun in the garden for the younger family members.

## Disclaimer

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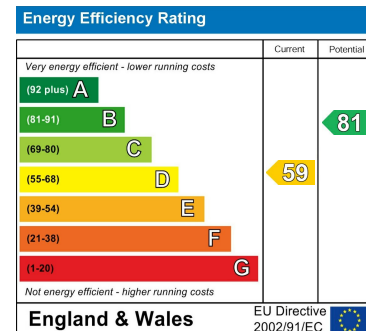
## Area Map



## Floor Plans



## Energy Efficiency Graph



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