



## Lawnwood Avenue

Elkesley, Retford, DN22 8AQ

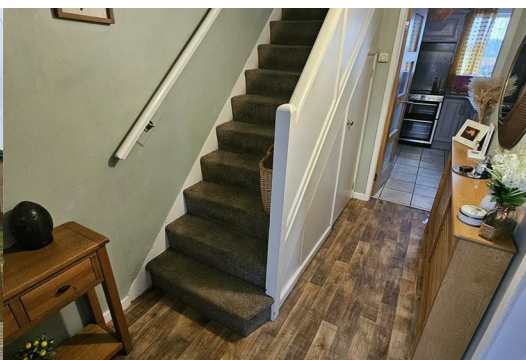
£150,000



A semi detached property in the village of Elkesley, Retford on Lawnwood Avenue offers a perfect blend of comfort and convenience.

Located in Elkesley, residents will appreciate the peaceful village life, with local amenities and schools within easy reach. The nearby town of Retford offers a wider range of shops, restaurants, and transport links, making this property an excellent choice for those who value both tranquillity and accessibility.

In summary, this semi-detached house on Lawnwood Avenue is a wonderful opportunity for anyone looking to settle in a village setting while enjoying the comforts of a spacious family home. Don't miss the chance to make this charming property your own.



Description

NO UPWARD CHAIN - An ideal first time buyers / investors property. The property briefly comprises of an entrance porch, hallway, lounge, kitchen / diner, rear porch, three bedrooms and family bathroom. To the outside there is an enclosed rear garden and front lawn with off road parking.

Outer Porch

A side facing UPVC panel entrance door, uPVC double glazed window units leading into the porch.

Hallway

Leading into the hallway through an UPVC double glazed entrance door, stairs to first floor with storage space beneath, radiator with radiator cover, and thermostatic control.

Lounge 14'2" x 10'11" (4.32m x 3.34m)

The lounge is front facing with carpet, radiator with thermostatic control, uPVC double glazed window unit and coving.

Kitchen / Diner 21'1" x 10'0" (6.43m x 3.05m)

The kitchen comprises of a range of painted oak panel low level cupboard and drawer units with matching fitted wall cupboards, inset green resin sink unit, with a green marble effect work top with matching splash backs, space and provision for electric cooker with extractor hood over, plumbing for automatic washing machine, fridge space, uPVC double glazed window units to the side and rear elevation, concealed lighting to the underside of the wall units, tiled floor through out. The original cast fire place with wooden surround.

Conservatory

brick based and having uPVC panel and double glazed construction with poly carbonate roof, power points, vent for tumble dryer, fridge space, radiator with thermostatic control, door through to the boiler room housing the floor mounted oil fired central heating boiler

Landing

Having a double glazed window to the side elevation, and accessed via loft hatch and pull down ladder to the insulated and partially boarded roof space with power points connected.

Bedroom One 12'4" x 10'0" (3.78m x 3.05m )

aa front facing double bedroom with floorboards, radiator with thermostatic control, uPVC double glazed window unit built in airing cupboard, coving.

Bedroom Two 10'11" x 10'0" (3.35m x 3.05m)

A double bedroom rear facing with carpet and radiator.

Bathroom 8'2" x 5'5" (2.50m x 1.67m)

The bathroom comprises of part tiled walls, modern white suite, vanity unit with black high gloss units, mirror, wash hand basin, low flush wc, panel bath with electric shower unit, chrome ladder rail, uPVC double glazed window units.

Outside

The property stands in a good sized site in this established residential area. There is concrete hardstanding for the parking of vehicle and lawned front garden. The rear garden is enclosed with paved patio, lawn and amply stocked flowered borders. There is an outside power socket, an outside light and screened oil tank. The rear garden backs onto school playing field.

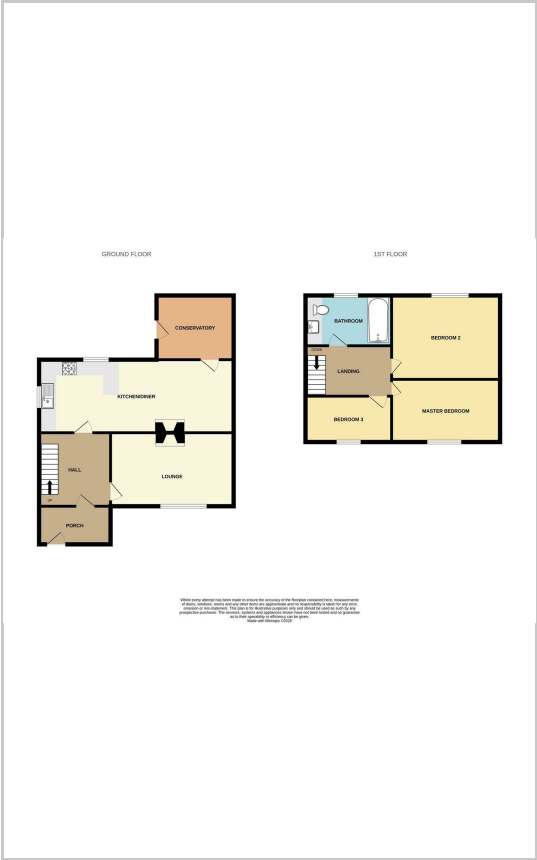
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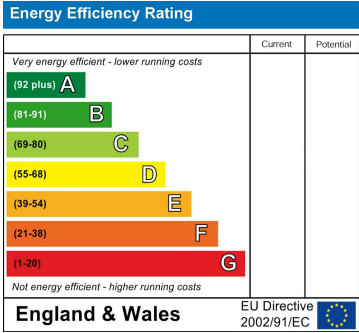
Area Map



Floor Plans



Energy Efficiency Graph



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