



The Hollies, 1 Sutton Lane, Sutton
cum Lound, DN22 8PY



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£475,000

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This substantial family home is located in the heart of this well-served village, which boasts a public house and primary school. Offered with no upward chain, the property offers more than 2500 square feet of living accommodation and is positioned within grounds measuring 0.4 acre. The accommodation briefly consists of three reception rooms, fitted kitchen, conservatory, four double bedrooms (two of which benefit from en-suites) as well as a bathroom, utility room and downstairs w.c. The grounds feature an enclosed lawned garden to the rear with timber summerhouse, as well as ample off-road parking to the front facilitated by a driveway with twin entrances and an integral garage.





RECEPTION HALL

5.32m x 2.3m (17.5ft x 7.5ft)

'Karndeal' timber effect floor covering, upvc double glazed obscure front entrance door, panel radiator, stairs leading to the first floor.

CLOAKROOM

1.53m x 0.94m (5ft x 3.1ft)

Low-level flush w.c., wash hand basin with toiletry storage below, upvc double glazed obscure window to front aspect.



SITTING ROOM

6.99m x 3.38m (22.9ft x 11.1ft)

An excellent sized reception room with upvc double glazed bow window to front aspect and matching sliding patio doors to the rear, television point, two panel radiators, fireplace with electric coal effect fire within, coving to ceiling.

DINING ROOM

5.35m x 2.96m (17.6ft x 9.7ft)

Upvc double glazed splayed bay window to front aspect, two double panel radiators, thermostat control for central heating, 'Karndeal' timber effect floor covering.



KITCHEN

5.37m x 2.97m (17.6ft x 9.7ft)

Range of solid wood base and wall units consisting of cupboards and drawers underneath composite work surfaces with matching upstand. 'CDA' electric fan assisted oven, space and supply for dual-fuel range cooker, space and plumbing for dishwasher, ceramic single bowl sink and drainer, double glazed window to rear aspect, stable-style door to rear

FAMILY ROOM

4.73m x 3.27m (15.5ft x 10.7ft)

Television point, double panel radiator, 'Karndeal' timber effect floor covering, upvc double glazed French doors to rear aspect.

CONSERVATORY

8.94m x 3.55m (29.3ft x 11.6ft)

Tiled floor covering, panel radiator, upvc double glazed French doors to rear aspect and matching door to right aspect.

UTILITY ROOM

Fitted with a further range of solid wood base and wall units with wash hand basin, 'Worcester' gas-fired central heating boiler.

GARAGE

5.21m x 4.78m (17.1ft x 15.7ft)

Electrically-operated up-and-over door to front aspect, power and light.

1ST FLOOR-LANDING

4.37m x 3.35m (14.3ft x 11ft)

Access to roof space via loft hatch with ladder, cylinder cupboard housing hot water tank.

STUDY AREA

2.86m x 2.84m (9.4ft x 9.3ft)

Upvc double glazed window to rear aspect, panel radiator.

BEDROOM ONE

6.99m x 4.72m (22.9ft x 15.5ft)



 **NEWTON
FALLOWELL**



 **NEWTON
FALLOWELL**

Upvc double glazed window to front aspect, double panel radiator, doors leading to balcony area with wrought iron balustrading.

EN-SUITE

2.96m x 2.59m (9.7ft x 8.5ft)

Four piece suite consisting of a whirlpool bath, wash hand basin with toiletry storage below, low level flush w.c. with concealed cistern and a shower enclosure with mains fed shower. Double glazed window to rear aspect, panel radiator, tile effect floor covering, fully tiled walls, shaver point, extractor fan.

BEDROOM TWO

3.58m x 3.4m (11.7ft x 11.2ft)

Upvc double glazed window to front aspect, panel radiator, double-doored wardrobe unit.

EN-SUITE

2.32m x 1.36m (7.6ft x 4.5ft)

Fully tiled shower enclosure with mains fed shower, wash hand basin, double glazed obscure window to front aspect.

BEDROOM THREE

3.49m x 2.98m (11.4ft x 9.8ft)

Upvc double glazed window to front aspect, built-in double-doored wardrobe unit with drawers below.

BEDROOM FOUR

3.37m x 2.7m (11.1ft x 8.9ft)

Upvc double glazed window to rear aspect, panel radiator, double-doored wardrobe unit.

BATHROOM

2.46m x 1.68m (8.1ft x 5.5ft)

Three piece suite consisting of a panel bath with handheld shower attachment, wash hand basin, and a low-level flush w.c. Double glazed window



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FALLOWELL**



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to rear aspect, panel radiator, tile effect floor covering.

GARDENS & GROUNDS

The property can be accessed via two entrances to the front and left aspects, which both lead onto a substantial paved driveway. The driveway leads to the garage, the front entrance door and a wrought iron gate accessing the rear garden. The garden to the rear is laid mainly to lawn, with open views to the east over fields and a substantial timber summerhouse.

TENURE

Freehold

COUNCIL TAX

Band E

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.





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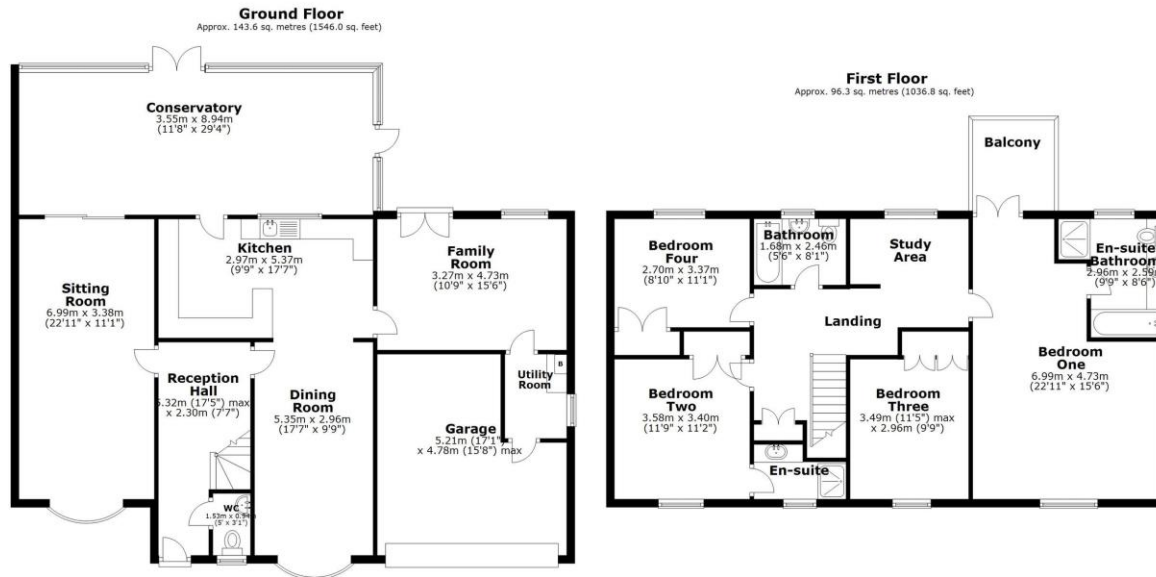


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Floorplan



Total area: approx. 239.9 sq. metres (2582.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Newton Fallowell Retford (Sales)

01777 713910

retford@newtonfallowell.co.uk