



9 Brindley Grove, Sutton cum
Lound, DN22 8TF



Offers in excess of £475,000

 4  3  2

This stunning family home is situated on Brindley Grove, a cul-de-sac of modern properties located in the heart of the village of Sutton-cum-Lound. Presented to an excellent standard throughout, the property features contemporary living accommodation consisting of a triple aspect lounge, study, breakfast kitchen with quartz work surfaces and 'AEG' appliances, four double bedrooms (two benefitting from en-suites) and a bathroom. Vehicle parking is facilitated by a driveway and double garage, and there is an enclosed lawned garden to the rear.





RECEPTION HALL

6.47m x 2.52m (21'2" x 8'4")

Composite obscure double glazed front entrance door with side lights, 'Amtico' timber effect flooring, staircase leading to 1st floor, double panel radiator, under stairs storage cupboard, wall mounted 'Hive' smart thermostat and doors leading to the remainder of the ground floor accommodation.



SITTING ROOM

6.30m x 4.38m (20'8" x 14'5")

An excellent sized triple aspect room with double glazed windows to left and right aspects, as well as two sets of French doors to the rear leading out to the garden. 'Amtico' timber effect flooring, two double panel radiators, range of ceiling mounted downlights, fireplace with a wood burning stove, television point.



DINING KITCHEN

6.17m x 5.36m (20'2" x 17'7")

Fitted with a range of base and wall units, consisting of soft-close cupboards and drawers underneath quartz work surfaces. Fitted appliances include an 'AEG' four ring gas hob with extractor hood above, an 'AEG' electric oven with microwave combination oven above, an upright fridge freezer, 'AEG' full-size dishwasher, 'AEG' wine cooler. The kitchen also has double glazed windows to front and right aspects, 'Amtico' timber effect flooring, two double panel radiators, range of ceiling-mounted downlights and a breakfast bar area.

UTILITY ROOM

2.93m x 2.38m (9'7" x 7'10")

Double glazed window to rear aspect, further range of base wall and tall units to match the kitchen with matching quartz work surfaces, space and plumbing for both a washing machine and tumble dryer, a single bowl sink and drainer, double glazed door to right aspect leading to the side pathway, cupboard housing 'Ideal' gas fired central heating boiler.

STUDY

3.69m x 2.86m (12'1" x 9'5")

Double glazed window to right aspect, double panel radiator.

W.C.

1.75m x 1.09m (5'8" x 3'7")

Low-level dual flush WC with concealed cistern, double glazed obscure window to left aspect, wash hand basin with toiletry storage below, 'Amtico' timber effect flooring, chrome ladder style towel radiator.

1ST FLOOR-GALLERIED LANDING

3.20m x 3.05m (10'6" x 10'0")

Double glazed window to left aspect on the half landing, hatch accessing roof space, doors leading to all bedrooms and house bathroom, cupboard housing unvented hot water storage tank.

BEDROOM ONE

5.64m x 3.46m (18'6" x 11'5")

Double glazed windows to front aspect, range of fitted wardrobe units with a built-in dressing table, range of ceiling mounted downlights.



 **NEWTON
FALLOWELL**



**NEWTON
FALLOWELL**

EN-SUITE

3.05m x 1.75m (10'0" x 5'8")

Double glazed obscure window to front aspect. Fully tiled walk-in shower enclosure with mains fed deluge shower within, wash hand basin with toiletry storage below, low level dual flush WC, tiled flooring, tall chrome ladder style towel radiator.

BEDROOM TWO

3.91m x 3.28m (12'10" x 10'10")

Double glazed window to rear aspect, double panel radiator, fitted wardrobe units.

EN-SUITE

2.33m x 1.94m (7'7" x 6'5")

Panel bath with handheld shower attachment and deluge shower above, wash hand basin with toiletry storage below, low level dual flush w.c., tiled walls to the areas of sanitary ware and tiled flooring. Double glazed window to right aspect, chrome ladder style towel radiator.

BEDROOM THREE

5.17m x 2.95m (17'0" x 9'8")

Double glazed window to rear aspect, double panel radiator, ceiling mounted downlights.

BEDROOM FOUR

4.45m x 2.75m (14'7" x 9'0")

Double glazed window to rear aspect, double panel radiator.

BATHROOM

2.81m x 1.75m (9'2" x 5'8")

Panel bath with handheld shower attachment, wash hand basin with toiletry storage below, low level dual flush w.c., tiled flooring, fully tiled walls to the areas of sanitary ware, shaver point, double glazed obscure window to left aspect, chrome ladder style towel radiator.



**NEWTON
FALLOWELL**



**NEWTON
FALLOWELL**

GARDENS & GROUNDS

The property can be accessed from either Lound Low Road or Brindley Grove; a pathway provides access from Lound Low Road to the front entrance door. The garden to the rear features an EV car charging point, hot water supply, as well as separate lawned and patio areas.

DOUBLE GARAGE

5.24m x 4.96m (17'2" x 16'4")

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

TENURE

Freehold

COUNCIL TAX

Band F

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.

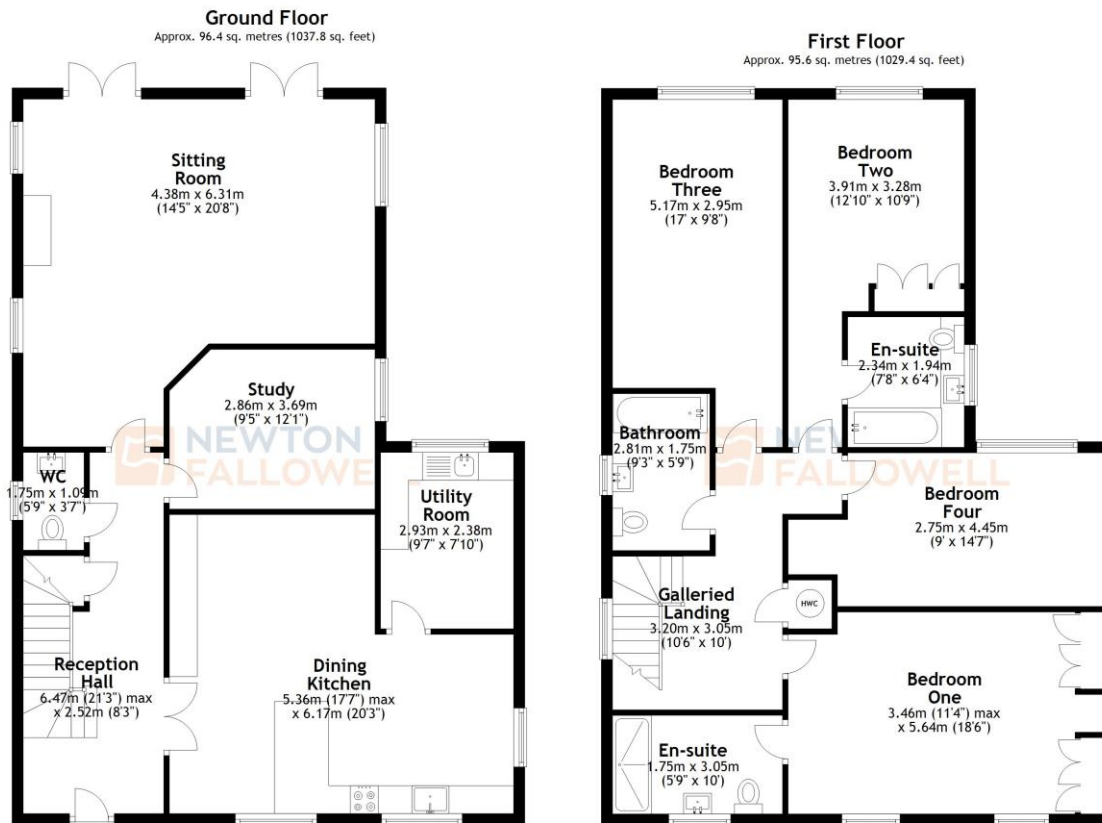
DISCLAIMER

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.





Floorplan



Total area: approx. 192.1 sq. metres (2067.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(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