



9 Town Street, Sutton cum
Lound, DN22 8PT



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£350,000

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This refurbished bungalow lies in the heart of Sutton-cum-Lound, a popular village three miles from Retford town centre. Offered with no upward chain, the bungalow features a shaker-style kitchen with a variety of appliances, a substantial lounge, three bedrooms and a bathroom. The property sits within grounds measuring 1/10th acre with ample off-road parking to the front, as well as an enclosed lawned garden to the rear with open fields beyond.





RECEPTION HALL 6.26m x 2.33m (20'6" x 7'7")

Double glazed front entrance door with obscure double glazed sidelight, double panel radiator, wall mounted thermostat cupboard housing 'Glow Worm' gas-fired central heating boiler and hot water storage tank

CLOAKROOM 1.85m x 0.92m (6'1" x 3'0")

Low-level, dual flush w.c., wash hand basin with toiletry storage below, double glazed obscure window to right aspect, chrome ladder style towel radiator, tiled flooring.

DINING ROOM 3.58m x 3.02m (11'8" x 9'11")

Double panel radiator.

LIVING ROOM 5.54m x 4.7m (18'2" x 15'5")

Two double panel radiators, two television points, double glazed windows to left and right aspects, matching French doors to the rear going out to the garden.

KITCHEN 5.61m x 3.15m (18'5" x 10'4")

Fitted with a range of shaker-style base and wall units consisting of cupboards and drawers underneath timber effect work surfaces. Fitted appliances include a 'Hisense' four ring electric hob with 'Cuple'

angled extractor hood above, a dishwasher, washing machine, undercounter fridge and freezer as well as two built-in 'Bosch' fan assisted ovens. The kitchen also has tiled flooring, ceramic single bowl sink and drainer, double glazed window to rear aspect, double glazed obscure door to left aspect, range of ceiling mounted downlights and a double panel radiator.

BEDROOM ONE 3.87m x 3.84m (12'8" x 12'7")

Double glazed window to front aspect, double panel radiator, television point.

BEDROOM TWO 4.4m x 2.9m (14'5" x 9'6")

Double glazed window to front aspect, double panel radiator, double-doored cupboard with shelving and hanging rail within.

BEDROOM THREE 2.68m x 2.28m (8'10" x 7'6")

Double glazed window to rear aspect, double panel radiator.

BATHROOM 2.63m x 2.18m (8'7" x 7'2")

Three piece suite consisting of a panel bath with mixer tap and electric 'Mira' shower above, low level dual flush WC and a pedestal wash hand basin, shaver





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point, tiled flooring, chrome ladder style towel radiator.

GARAGE 6.9m x 2.44m (22'7" x 8'0")

Power and light within, double doors to front aspect, passenger door to rear aspect

STORE 1.91m x 1.52m (6'4" x 5'0")

GARDENS & GROUNDS

A pebble-chipped driveway to the front leads from Town Street to the attached garage and front entrance door; this continues as a pathway across the front of the property and along the left aspect. The remainder of the front garden is laid to lawn. The lawned garden to the rear is enclosed behind fencing to all aspects and features views over open fields to the rear.

TENURE

Freehold

COUNCIL TAX

Band B

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this



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property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

DISCLAIMER

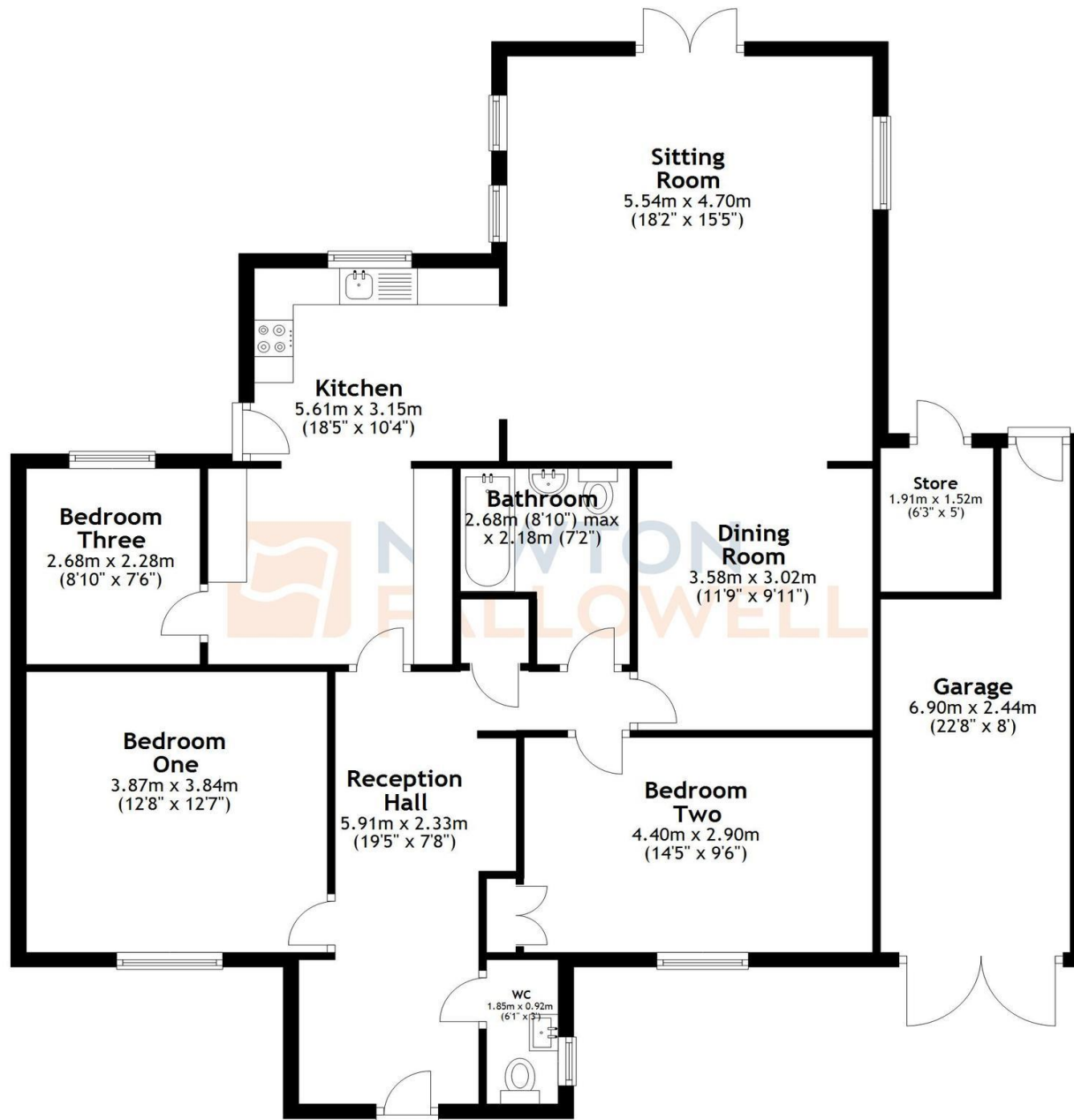
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.



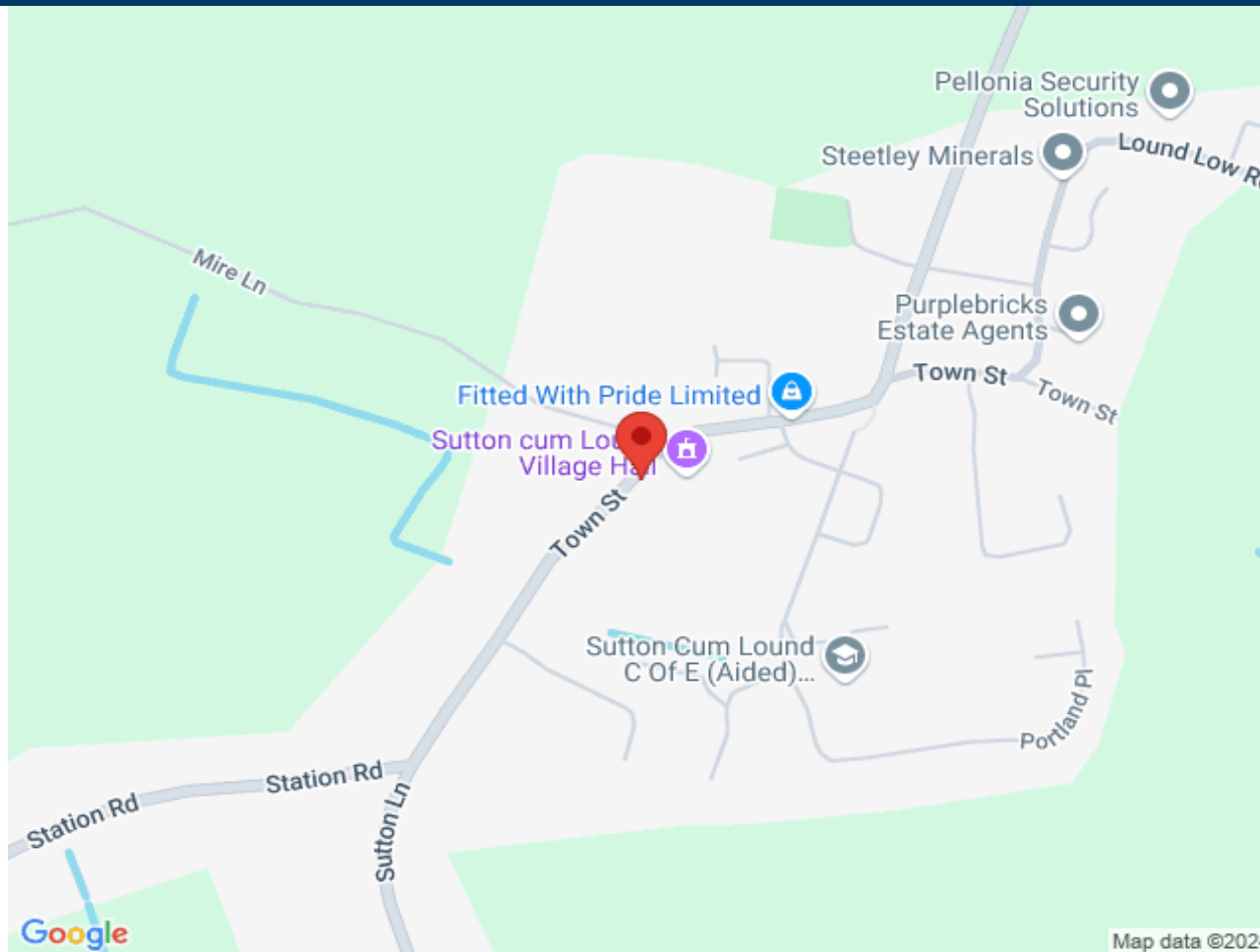


Ground Floor

Approx. 132.2 sq. metres (1423.0 sq. feet)



Total area: approx. 132.2 sq. metres (1423.0 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		89
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

