



9 Meden Bank,
Bothamsall, DN22 8DX



3



2



2

Offers over £300,000

 3  2  2

This unique family home sits on the cul-de-sac of Meden Bank in the rural village of Bothamsall. Presented to an excellent standard throughout, the property features two reception rooms, a dining kitchen, cloakroom, three double bedrooms (one benefitting from an en-suite) as well as a house bathroom. Sitting within grounds measuring approximately 1/5th acre, the property also features an attached garage, ample off road parking, and a split-level garden to the rear with decking and a raised lawned area.





RECEPTION HALL

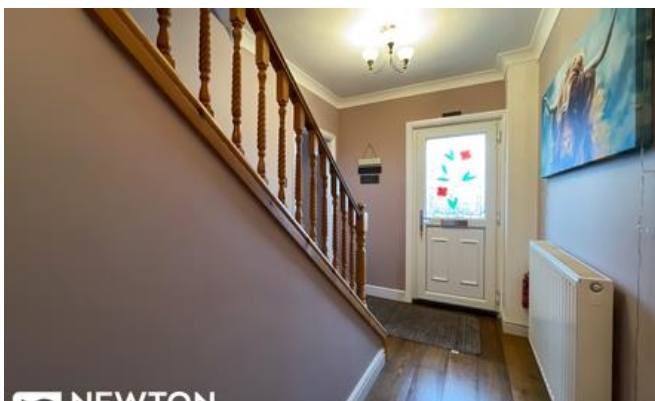
4.42m x 2.10m (14'6" x 6'11")

Double glazed obscure front entrance door, oak flooring, staircase leading to 1st floor with under stairs storage cupboard, double panel radiator.

DINING ROOM

3.66m x 3.37m (12'0" x 11'1")

Oak flooring continuing from reception hall, double glazed window to front aspect, double panel radiator, broadband point, decorative coving to ceiling.



CLOAKROOM

2.10m x 0.87m (6'11" x 2'11")

Decorative tiled flooring, low-level dual flush WC, tiled walls to half height, corner mounted wash hand basin, panel radiator, double glazed obscure window to rear aspect.

SITTING ROOM

5.46m x 3.49m (17'11" x 11'6")

Double glazed window to front aspect with matching sliding patio door to rear aspect, two double panel radiators, oak flooring continuing from reception hall, fireplace with cast-iron wood-burning stove within, decorative coving to ceiling, television point.



KITCHEN AREA

3.65m x 3.01m (12'0" x 9'11")

Fitted with a range of base and tall units consisting of cupboards and drawers underneath polished stone work surfaces. Fitted appliances include an 'AEG' oven with steam function, a further 'AEG' microwave combination oven and warming drawer, an 'AEG' induction hob with extractor hood above, an integrated full height

fridge and a dishwasher. There is also an under-mounted 1 1/2 sink with boiling water tap, tiled flooring with underfloor heating, double glazed window to rear aspect and matching door to rear aspect, tall column-style radiator, built-in Bluetooth speakers.

DINING AREA

2.91m x 2.93m (9'6" x 9'7")

Double glazed windows to front & rear aspects, matching obscure glazed door to front aspect and further obscure glazed door to left aspect leading to garage, tall column style radiator, television point, built-in seating with cupboards beneath.

GARAGE

5.46m x 3.00m (17'11" x 9'10")

Steel up-and-over door to front aspect, window to left aspect, power and light within, floor mounted 'Worcester' oil-fired central heating boiler, storage within roof trusses, space and plumbing for washing machine, external power point to side.

1ST FLOOR-LANDING

2.97m x 2.10m (9'8" x 6'11")

Oak flooring, double glazed window to rear aspect, hatch accessing roof space, doors leading to all bedrooms and bathroom.

BEDROOM ONE

5.46m x 3.14m (17'11" x 10'4")

Double glazed windows to front and rear aspects, double panel radiator, built-in wardrobes with hanging rails as well as shelving within, television point.



 **NEWTON
FALLOWELL**



EN-SUITE

1.79m x 1.70m (5'11" x 5'7")

Wash hand basin with toiletry storage below, low level dual flush WC, fully boarded shower enclosure with mains fed shower within, tiled flooring with complementary tiled walls, ceiling mounted downlights, ceiling mounted extractor fan.

BEDROOM TWO

3.67m x 3.03m (12'0" x 9'11")

Double glazed window to rear aspect, double panel radiator, fitted wardrobe unit with hanging rail within, television point.

BEDROOM THREE

3.37m x 2.49m (11'1" x 8'2")

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

BATHROOM

2.25m x 2.10m (7'5" x 6'11")

Panel bath with electric 'Mira' shower above, wash hand basin with toiletry storage below, low-level dual flush WC, double glazed obscure window to front aspect, tiled flooring, complementary tiled walls (boarded walls to the area of the bath), ladder style towel radiator, airing cupboard with shelving within, built-in Bluetooth speakers.

GARDENS & GROUNDS

To the front of the property, there is a sett driveway providing ample off-road parking for vehicles and/or a motorhome. The driveway leads to the attached garage as well as a gate accessing the rear garden. The remainder of the front is mainly gravel-chipped, with a central slate-chipped pathway leading to the front entrance door. The split-level garden to the rear features covered patio and decked areas, as well as a raised lawned area enclosed behind fencing



to all aspects. The oil storage tank is located to the rear-left corner of the property.

SOLAR PHOTOVOLTAIC PANELS

The property features solar photovoltaic panels fitted to the southeast-facing roof to the front.

TENURE

Freehold

COUNCIL TAX

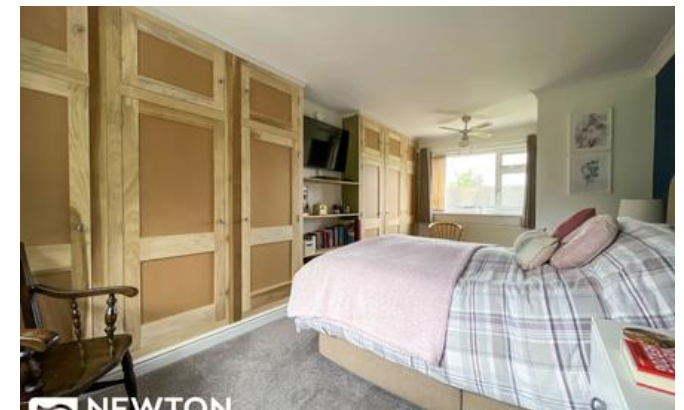
Band C

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.

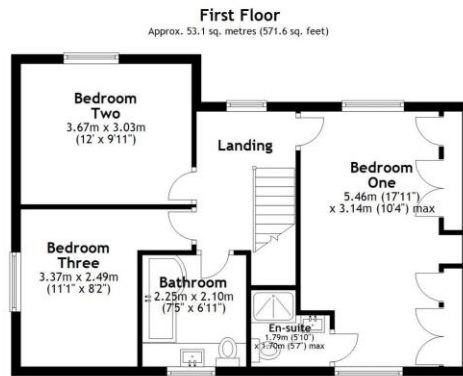
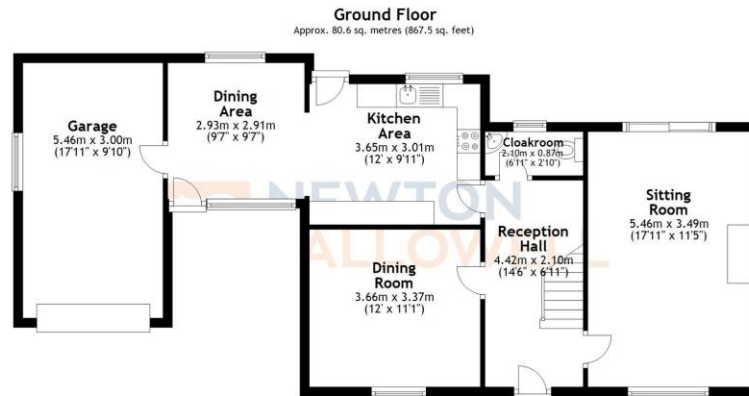
DISCLAIMER

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.

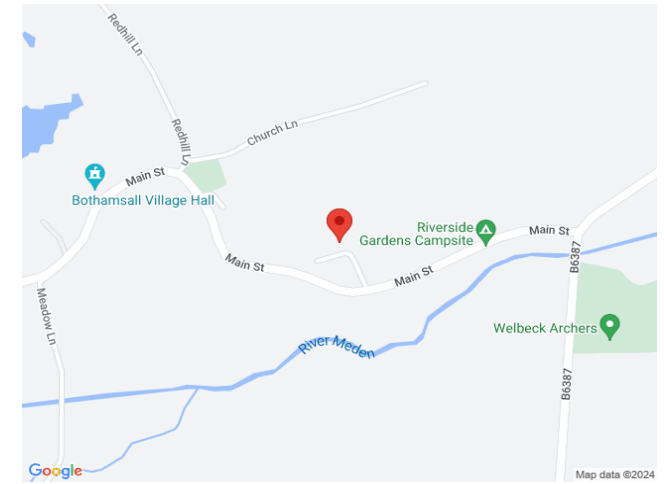




Floorplan



Total area: approx. 133.7 sq. metres (1439.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(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	
<small>WWW.EPC4U.COM</small>			



Newton Fallowell Retford (Sales)

01777 713910

retford@newtonfallowell.co.uk