



4 Mayflower Avenue,
Scrooby, DN10 6AN



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£200,000

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This well-presented semi-detached home is located within the heart of the village of Scrooby, which is perfect for accessing the amenities of Retford & Bawtry. The property features an open-plan living kitchen on the ground floor, with three bedrooms and a contemporary bathroom on the first floor. There are gardens to the front, side and rear aspects with ample off-road parking to the front.





RECEPTION HALL 2.40m x 1.81m (7'11" x 5'11")

Double glazed obscure front entrance door, timber effect floor covering, panel radiator, double glazed window to left aspect, staircase leading to 1st floor.

DINING KITCHEN 6.27m x 4.15m (20'7" x 13'7")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll-top work surfaces. Appliances include a 'Hotpoint' electric fan-assisted oven, and a 'Bosch' four-ring gas hob with an extractor hood above. There is also space and plumbing for a washing machine and tumble dryer, space and supply for an American-style fridge-freezer, a single bowl sink and drainer, double glazed window to rear aspect and matching doors to the rear leading out to the garden, timber effect flooring throughout, feature fireplace with two-sided cast iron stove, tall column style radiator.



LOUNGE AREA 4.36m x 3.66m (14'4" x 12'0")

Double glazed window to front aspect, tall column style radiator.



1ST FLOOR-LANDING 2.02m x 1.81m (6'7" x 5'11")

Double glazed window to left aspect, panel radiator, cupboard housing 'Viessmann' gas-fired central heating boiler.

BEDROOM ONE 4.36m x 3.21m (14'4" x 10'6")

Double-glazed window to rear aspect, panel radiator.

BEDROOM TWO 3.36m x 3.28m (11'0" x 10'10")

Double-glazed window to front aspect, panel radiator.

BEDROOM THREE 2.84m x 2.27m (9'4" x 7'5")

Double-glazed window to front aspect, panel radiator.

BATHROOM 2.03m x 1.81m (6'8" x 5'11")

Double glazed obscure window to rear aspect, low-level dual flush WC, panel bath with electric 'Triton' shower above, wash hand basin with toiletry storage below, timber effect flooring, chrome ladder style towel radiator.



**NEWTON
FALLOWELL**



GARDENS & GROUNDS

The property is accessed off Mayflower Avenue via a paved driveway to the front aspect, providing ample off-road parking. There are lawned areas on either side of the driveway with an apple tree and a path leading to the front entrance door. The gardens to the side and rear are also laid to lawn and enclosed behind hedging and fencing to all aspects. There is a raised patio area in the rear-left corner as well as an external water supply.

TENURE

Freehold

COUNCIL TAX

Band A

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

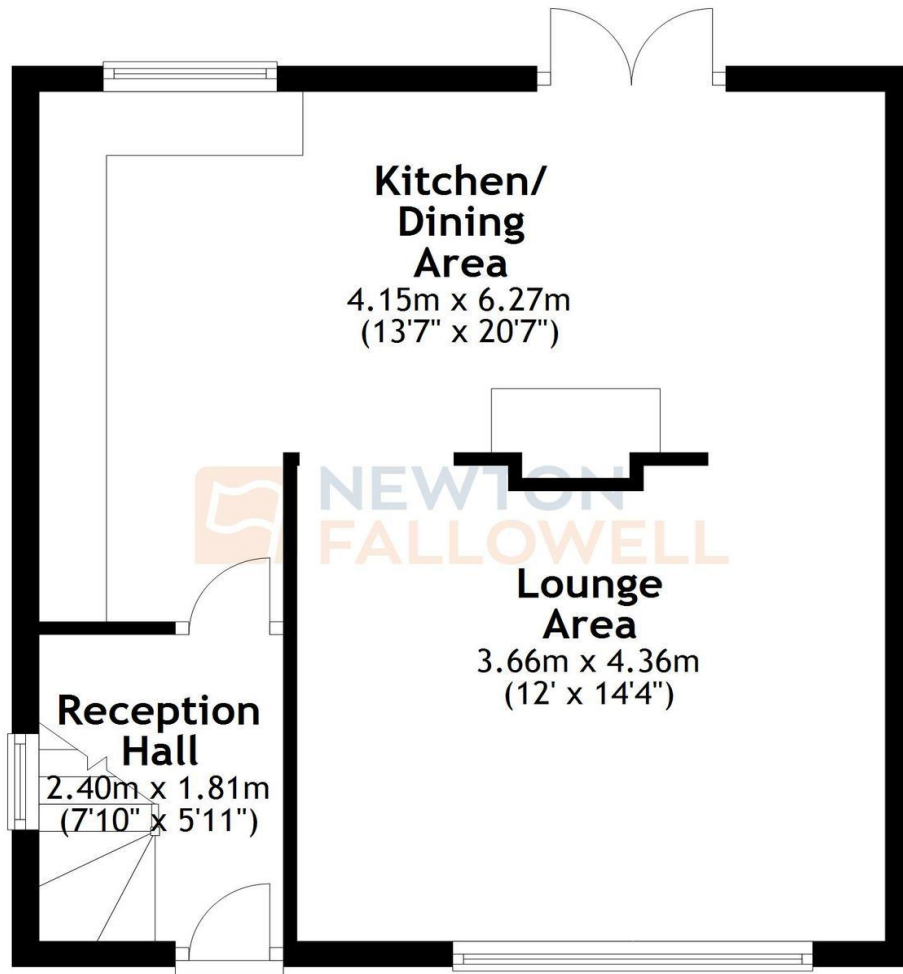
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars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



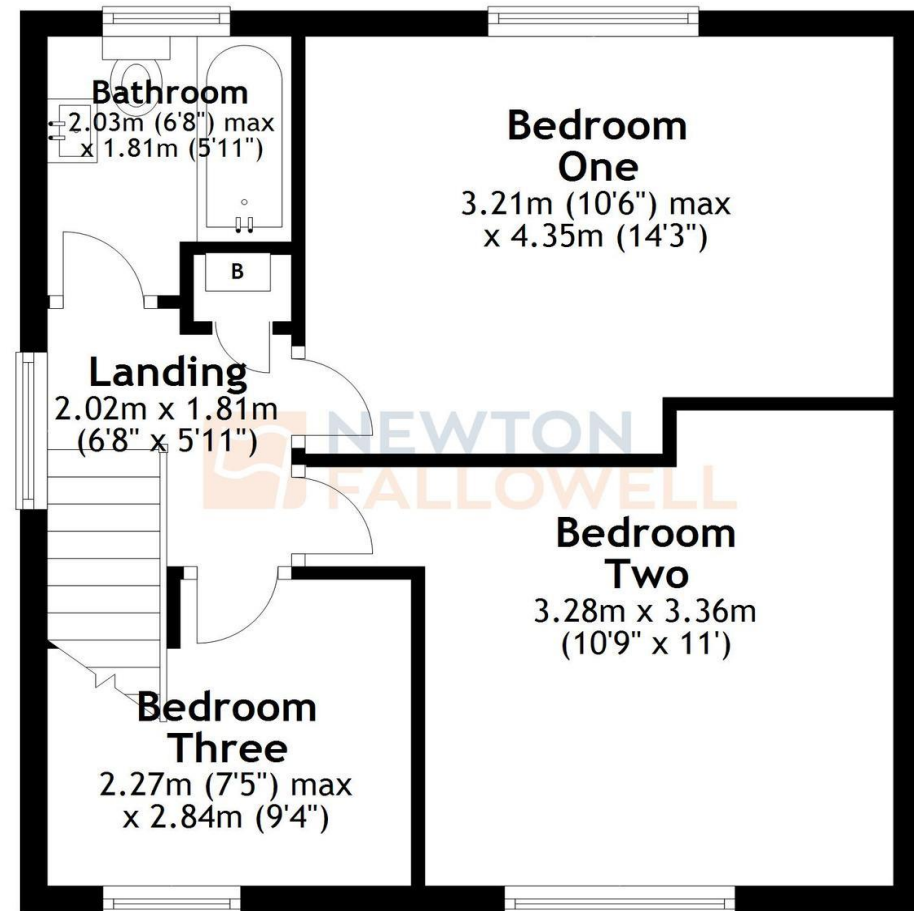


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Ground Floor



First Floor



Total area: approx. 82.2 sq. metres (884.4 sq. feet)

