

HUNTERS[®]

HERE TO GET *you* THERE



Town Street

Lound, DN22 8SA

Offers In The Region Of £300,000



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B

Council Tax: B



109 Town Street

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DESCRIPTION

Briefly the property comprises three Bedrooms, Lounge, Kitchen Diner and Shower Room whilst outside benefits from gardens to the front and rear with detached Garage and drive to the side. The property also benefits from solar panels, double glazing and gas central heating.

Lound is a village lying five miles north of the market town of Retford which has a wealth of amenities and lies on the East Coast mainline for fast trains to the north and south. There is a village hall, public house, local activities include water skiing, fishing, horse riding, walking, bird watching, and reserves belonging to Nottinghamshire Wildlife Trust and Daneshill Lakes recreation area nearby.

ACCOMMODATION

The property is accessed via a white uPVC door with glass panels leading into:

ENTRANCE HALLWAY

4'5" x 14'8" (1.37 x 4.48)

Providing access to Bedrooms, Lounge and Shower Room, loft access, cupboard, smoke alarm to ceiling and radiator.

LOUNGE

17'5" x 10'4" (5.31 x 3.15)

Central fireplace with hardwood surround housing electric fire, t.v. and telephone points, window to the front elevation, radiator and door leading into:

KITCHEN DINER

10'10" x 11'1" (3.32 x 3.38)

Wall and base units with complementary work surface, space for electric cooker, stainless steel sink with mixer tap over, window to the rear

elevation, radiator and uPVC door to the side elevation.

REAR PORCH

Metal lean to over the side entrance with space and plumbing for washing machine.

BEDROOM ONE

11'11" x 11'10" (3.65 x 3.63)

Window to the front elevation and radiator.

BEDROOM TWO

8'10" x 11'1" (2.71 x 3.38)

Window to the rear elevation and radiator.

BEDROOM THREE

6'11" x 10'2" (2.12 x 3.10)

Built in cupboards, shelving, window to the rear elevation and radiator.

SHOWER ROOM

6'8" x 7'0" (2.04 x 2.14)

Tiled throughout with matching white suite comprising shower unit, pedestal wash hand basin, low level flush w.c., vanity unit, extractor fan, window to the rear elevation and radiator.

EXTERNALLY

A shared gravel driveway accessed from the main road, with private drive leading to the bungalow and parking. Private front garden which is mainly laid to lawn with views over the neighbouring fields, mature beds, shrubs and a small pond, The rear garden is also laid to lawn with paving, mature beds and trees, greenhouse and wooden shed, outside lights and outside tap.

GARAGE

With shelving and window to the rear elevation.

AGENTS NOTE

The property has solar panels on a 25 year and 3 months lease commencing 26 September 2012 and ending 26 December 2037 this generates a supply to the property.

We are advised that the neighbouring properties have right of access via the gravel drive.

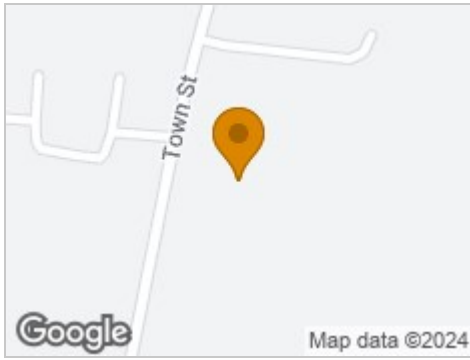
COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'B'

TENURE - FREEHOLD



Road Map



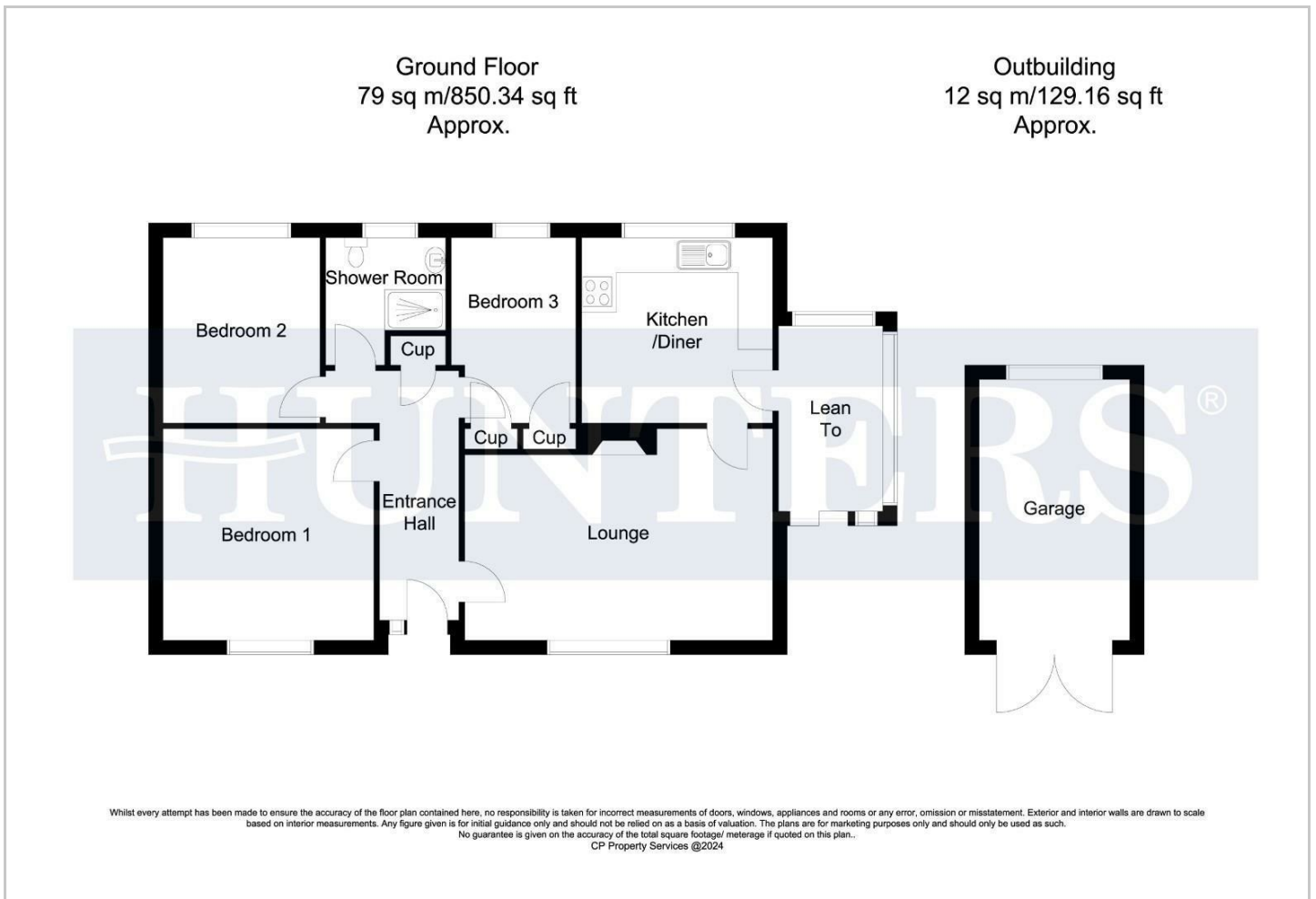
Hybrid Map



Terrain Map



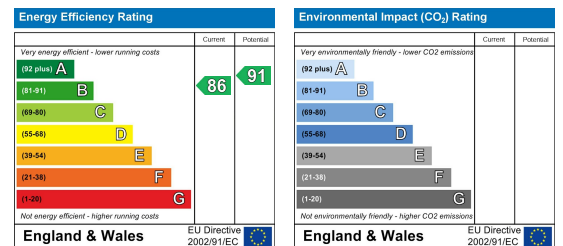
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.