

# HUNTERS<sup>®</sup>

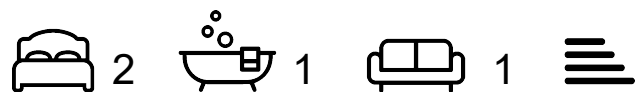
HERE TO GET *you* THERE



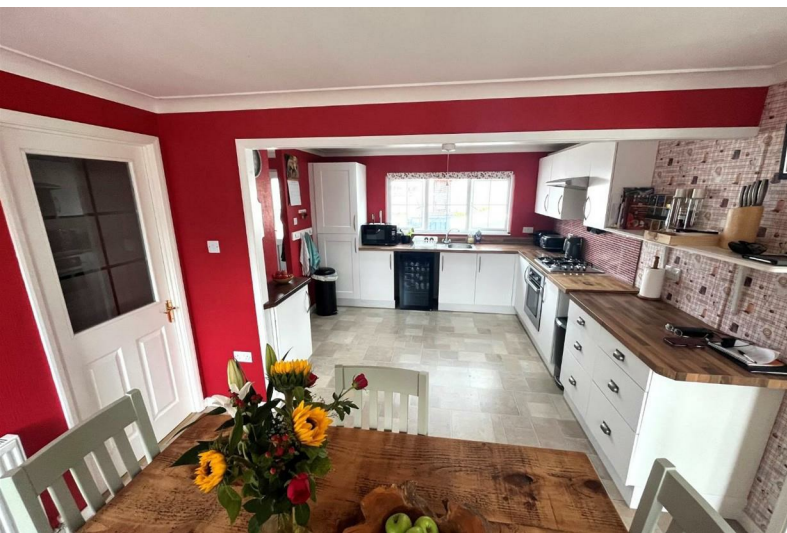
## Riverview

Church Laneham, DN22 0FL

Offers In The Region Of £150,000



Council Tax: A



# 6 Riverview

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## DESCRIPTION

Briefly the accommodation comprises Lounge, Kitchen Diner with Utility, two Bedrooms, one with dressing room and separate w.c., Bathroom with separate shower room. Outside is a garage with off street parking, garden to the rear and side with raised beds and two storage units, raised balcony area with views over the River Trent.

Situated close to the A57 Church Laneham is a hamlet lying on the west bank of the River Trent just nine miles south east of the Georgian town of Retford with numerous amenities and lying on the East Coast mainline.

## ACCOMMODATION

The property can be accessed via steps leading to the Kitchen Diner via a porched entrance with white uPVC door and further steps to the other side leading into the Utility area.

## KITCHEN DINER

10'3" x 19'4" (3.13 x 5.90)

Fitted kitchen with white wall and base units and complementary worksurface, built in electric oven with four ring gas hob and extractor over, space for dishwasher and fridge, stainless steel sink with mixer tap, spotlights to ceiling with coving, smoke and carbon monoxide alarms, vinyl flooring, windows to both side elevations, radiator and doors leading into Hallway, Lounge and space into Utility.

## UTILITY

5'5" x 7'1" (1.67 x 2.18)

White wall and base units with complementary worktop, space under for automatic washing machine and dryer, space for two fridges, spotlights to ceiling and coving, radiator, white uPVC door

leading to the side exit, Worcester boiler housed in wall unit.

## LOUNGE

18'11" x 12'1" (5.79 x 3.69)

Space for electric fire in chimney breast inlet, fitted storage unit, t.v. point, wood panel flooring, bow window to the side elevation, two radiator and double glazed patio doors leading out to the decking area.

## INNER HALL

3'0" x 10'10" (0.93 x 3.32)

Providing access to the bedrooms and bathroom, loft access, cupboard, wall mounted thermostat.

## BEDROOM ONE

9'4" x 9'5" (2.86 x 2.89)

Fitted wardrobes, double glazed bow window to the side elevation, radiator and door leading into:

## DRESSING ROOM & W.C.

With matching white suite comprising wash hand basin with cupboard under and mirror over, shaver socket, towel holder, built in wardrobe units with cupboards, spotlights to ceiling and coving, wall mounted fuse box, window to the side elevation and radiator.

## BEDROOM TWO

9'5" x 9'4" (2.89 x 2.87)

Window to the side elevation, t.v. point and radiator.

## BATHROOM

Matching white suite comprising panel bath with mixer tap and shower attachment, tiled splashback, pedestal sink with cupboard under, low level flush w.c., vinyl flooring, window to the side elevation,

radiator, further space into separate shower area with spotlights to ceiling and window to the side elevation.

### EXTERNALLY

Gardens to the rear and side enclosed by hedge and fencing, four raised beds, stone chippings, mature plants and shrubs, raised composite decking area, outside tap, two storage sheds, gated area for LPG cylinders and bin store. Further gate leading to the front of the property.

### GARAGE

10'1" x 19'4" (3.09 x 5.91)

Concrete sectional garage with power and up and over door to the front, side pedestrian door, driveway to the front allowing off street parking for one vehicle. There is also a car park close by for visitors/tradespeoples use.

### AGENTS NOTES

The vendor has advised there is a Ground Rent payable of £126.60 pcm, which includes water rates and maintenance of the communal areas.

The Mobile Homes Act 2013 places a number of

obligations on both sellers and buyers to follow a set procedure when completing the process and it is good practice to use a solicitor. Sites often have requirements specific to the purchase of a property and to the site in general including paying the site owners commission related to the sale. Any purchasers should satisfy themselves to any such requirements.

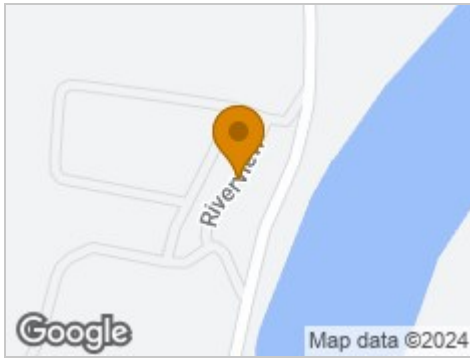
### COUNCIL TAX

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

### 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.