



Robin Hood Grove  
Elkesley Retford





## Property Description

Two of Six remaining!!!

A stunning and brand new, two bedroom, link-detached bungalow in the popular village of Elkesley. The accommodation briefly comprises of, entrance hall with W.C off, open plan kitchen diner, living room with bi-Folding doors to rear garden, two bedrooms both with en-suite shower rooms, the master bedroom also having a dressing room. Outside is an enclosed garden also parking and a garage.

Elkesley is situated off the A1 having many amenities within the village, village hall, primary school and nursery. The property lies within the Tuxford Academy catchment area and has an excellent reputation. The property is also conveniently located for commuter links, there is easy access to Retford & Newark railway stations, both of which have an East Coast Mainline service to London Kings cross taking approximately 1 hour and 10 minutes. The A1 motorway is located approximately 6 miles away and Doncaster Robin Hood airport is approximately 25 miles away.

## Entrance Hall

With composite door to the front elevation, LVT flooring with under-floor heating, two storage cupboards and loft access

## W.C

Fitted with vanity wash hand basin with mixer tap, W.C, tiled flooring and partly tiled splashback.

## Kitchen Living

32' 9" plus door recess x 16' 5" in to chimney breast ( 9.98m plus door recess x 5.00m in to chimney breast )

Fitted with matching wall and base units with up and over work surfaces that incorporates a stainless steel sink and drainer with mixer tap, integrated; electric cooker, induction hob with cooker-hood over, microwave, dishwasher and fridge freezer, down spotlights, LVT flooring with under-flooring heating, double

glazed sash windows to the front elevation, French doors to the side along with bi-folding doors from the living area to the rear garden along with double glazed sash window to the rear elevation.

## Bedroom One

14' 11" x 10' 6" ( 4.55m x 3.20m )

With double glazed sash window to the rear elevation, LVT flooring with under-flooring heating and a walk in wardrobe.

## En-Suite

Fitted with; bath with mixer taps and rainfall shower over, W.C, wall hung vanity wash hand basin with mixer tap, tiled flooring, fully tiled splashbacks, towel radiator, down spotlights and double glazed sash window to the rear elevation.

## Bedroom Two

.10' 10" x 10' 6" ( 3.30m x 3.20m )

With double glazed sash window to the front elevation and LVT flooring with under-flooring heating.

## En-Suite

Fitted with; walk in shower with rainfall shower head, W.C, wall hung vanity wash hand basin with mixer tap, tiled flooring, fully tiled splashbacks, towel radiator and double glazed sash window to the side elevation.

## Front

The property sits proudly set back in the courtyard with driveway parking, access to the garage and gated side access leading to the rear garden.

## Rear

The rear garden offers a large open space with seated patio and laid to lawn areas and is fully enclosed with a secure fenced boundary.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 01623 627727**  
**E Mansfield@burchelledwards.co.uk**

12 Albert Street  
MANSFIELD NG18 1EB

**EPC Rating: Exempt**

Tenure: Freehold

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