



High Street
Elkesley Retford





Property Description

A brand new four bedroom semi-detached house with good size garden and allocated parking. Set in the popular village of Elkesley, this three storey family home benefits from; the ground floor having entrance hall, cloakroom W.C, snug which can be utilised as an home office, kitchen diner, utility room and living area with feature bi-folding doors to rear garden. The first floor then has three bedrooms and a family bathroom along with the second floor having a master bedroom, dressing room and ensuite shower room. 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 with easy access to Retford & Newark railway stations, both of which have an East Coast Mainline service to London Kings Cross taking approximately just over one hour/ The A1 motorway is located approximately 6 miles away and Doncaster Robin Hood airport, which is approximately 25 miles away.

Ground Floor

Entrance Hall

With composite door to the front elevation, LVT flooring with under-floor heating.

W.C

Fitted with W.C, vanity was hand basin with mixer tap, tiled flooring, partly tiled splashback, and double glazed sash window to the front elevation.

Living Area

15' 6" x 8' 7" (4.72m x 2.62m)
With bi-folding doors to the rear elevation leading to the garden, LVT flooring with under-flooring heating.

Kitchen

16' 5" x 10' 5" (5.00m x 3.17m)
Fitted with matching wall and base units, work surfaces over that incorporates stainless steel

sink and drainer with mixer tap, integrated electric oven, induction hob with glass splashback, cooker-hood extractor, dishwasher, microwave and fridge freezer. The kitchen also comes with; LVT flooring with under-floor heating, spotlights and double glazed sash window to the side elevation.

Utility Room

.9' 8" x 5' 10" (2.95m x 1.78m)

Fitted with base units with work surfaces over that incorporates a stainless steel sink and drainer with mixer tap, plumbing for a washing machine, consumer unit, LVT flooring with under-floor heating, UPVC double glazed window to the side elevation and composite door leading to the side through to the rear garden.

First Floor

Bedroom Two

13' into recess x 9' (3.96m into recess x 2.74m)
With double glazed sash window to the front elevation, carpet flooring and radiator.

Bedroom Three

11' 10" plus recess x 9' (3.61m plus recess x 2.74m)
UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Bedroom Four

8' 2" plus recess x 7' 1" (2.49m plus recess x 2.16m)
UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Bathroom

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

Second Floor

Bedroom One

16' 6" max x 12' 6" max (5.03m max x 3.81m max)

UPVC double glazed window to the rear elevation, two Velux windows to the rear, loft access, carpet flooring, radiator and access to;

Dressing Area

6' 6" x 5' 7" (1.98m x 1.70m)

With Velux window to the rear elevation, carpet flooring and radiator.

En-Suite

Fitted with shower cubicle with rainfall shower, vanity wash hand basin with mixer tap, W.C, tiled flooring, fully tiled splashbacks, towel radiator and Velux window to the rear elevation.

Front

The property is set back from the road in a small development of six units with a desirable frontage and access leading to the rear of the property.

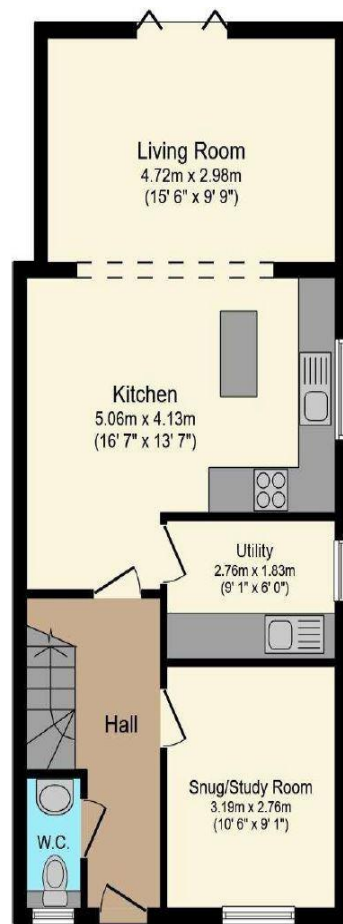
Rear

The rear garden offers a seated patio and laid to lawn area with a secure fenced boundary and gated access.

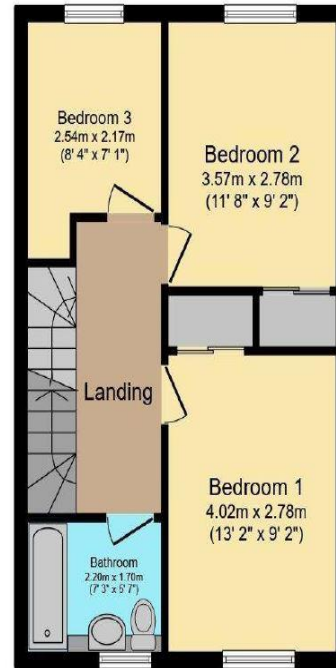








Ground Floor



First Floor



Second Floor

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: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD208186



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MFD208186 - 0008