



FAIRVIEW, 84 TOWN STREET, LOUND
PRICE GUIDE £500,000

BROWN & CO

FAIRVIEW, 84 TOWN STREET, LOUND, RETFORD, NOTTINGHAMSHIRE, DN22 8RX

DESCRIPTION

Fairview is a highly versatile, generous detached family home. Light filled with accommodation in the roof space, the property has an excellent specification and is set amidst wonderful sizeable grounds in this highly regarded village.

Accommodation commences with an open porch and reception hall which has a feature spiral staircase ascending to the first floor living space. The lounge is situated at one end with substantial fireplace and garden access via French windows. A separate dining room permits formal entertaining and for convenience sits adjacent to the breakfast kitchen which has been refitted with a comprehensive range of contemporary pale grey units and an array of integrated quality appliances. Beyond is a utility room with matching units and rear porch providing covered access to the attached garage.

There are four bedrooms at ground floor, one of which has an en suite shower room together with the principle family bathroom which was refurbished in 2024.

The spiral staircase leads to the landing offering a variety of uses. To one side is a highly versatile family room illuminated by large roof windows and perhaps suitable for family relaxation, hobbies, gaming etc. To other side of the landing is a home office/study which is comprehensively fitted with a bespoke range of office furniture.

Externally the property has a gated block paved driveway with additional hard standing and attached generously proportioned garage with electrically operated up and over door, personal door to porch and integral wc. The grounds are mature in nature, generously proportioned and in a wraparound style featuring a variety of domestic timber outbuildings and greenhouse.

The specification includes under floor heating to the ground floor with conventional radiators to first floor, all from a gas fired central heating boiler.

LOCATION

The property is set back from Town Street in the highly regarded village of Lound. Lound boasts amenities presently including a popular public house, village hall and proximity to excellent country walks and nature reserve. The further facilities of Retford and Bawtry are a short car journey away and South Yorkshire generally is commutable.

This area is particularly well served by transport links with the A1 to the west from which the wider motorway network is available, Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins) and air travel is convenient via international airport of Doncaster Sheffield.

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leaving Retford northbound on the A638, turn right signposted Sutton and Mathersey. Proceed into the village of Sutton cum Lound and at The Gate public house, turn right onto Lound Low Road and proceed into the village of Lound. The property will be found on the left hand side before the village hall and central village crossroads.

ACCOMMODATION

OPEN ENTRANCE PORCH

RECEPTION HALL nicely proportioned with feature spiral staircase ascending to first floor, useful cloaks cupboard, additional cupboard hosting under floor heating controls and manifolds. Decorative corning, mouldings and dado rail.

LOUNGE 14'2" x 13'5" (4.32m x 4.10m) measured to rear of chimney breast with substantial high relief fireplace, marble inset hearth and electric fire. Dual aspect including garden access via French windows to rear patio. Decorative cornice, mouldings and dado rail.



DINING ROOM 10'5" x 10'4" (3.17m x 3.14m) rear aspect window, decorative corning, serving hatch from kitchen.

BREAKFAST KITCHEN 14'7" x 12'3" (4.44m x 3.72m) attractively and comprehensively refitted with a fine range of contemporary pale grey units to wall and floor level, base cupboards surmounted by dark marble effect working surfaces and contrasting tiled splashbacks. An array of integrated appliances including five burner gas hob, glazed splashback and extractor over, Neff double oven, plus fridge, dishwasher, 1.5 sink unit, downlighters, rear aspect window.



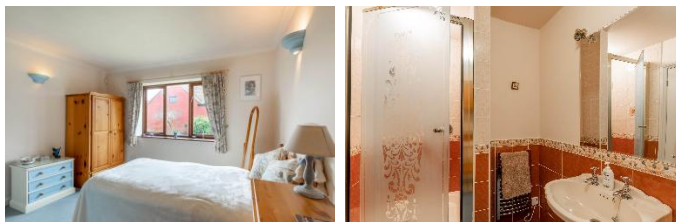
UTILITY ROOM 9'6" x 7'2" (2.90m x 2.18m) appointed with the same cupboards to wall and floor level, further working surface, tiled splashbacks to contrast and sink unit. Additional appliance spaces including plumbing for washing machine, downlighters and off to

REAR ENTRANCE PORCH with tiled flooring, bright and garden access and personal door to garage.

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BEDROOM ONE 11'8" x 9'5" (3.54m x 2.88m) front aspect window, off to

EN SUITE SHOWER ROOM with tiled showering enclosure, pedestal hand basin, low suite wc, half tiled to contrast, chrome towel warmer.



BEDROOM TWO 13'5" x 10'10" (4.10m x 3.31m) measured to rear of range of wardrobes to one wall with central knee-hole vanity unit and top level storage over, side aspect window.



BEDROOM THREE 11'8" x 8'10" to 13'5" (3.54m x 2.70m to 4.09m) with further in built double wardrobes, top level storage, side aspect window.

BEDROOM FOUR 11'8" x 10'5" (3.54m x 3.17m) maximum dimensions but measured to front of in built double wardrobes, side aspect window.

FAMILY BATHROOM refurbished in 2024 and comprises a four piece white suite of panelled bath with handheld shower/mixer tap attachment. Separate shower cubicle with aqua boarding, mains fed shower with overhead rainfall shower and additional handset. Low level wc with concealed cistern, cupboard to the side and display above. Pedestal hand basin. Extractor, part tiled walls. Two chrome towel rail/radiators,

FIRST FLOOR

FAMILY ROOM 24'2" x 16'2" (7.36m x 4.92m) with vaulted ceiling, bright with two roof windows to rear, highly flexible living space, radiators.

HOME OFFICE/STUDY 12'2" x 16'2" (3.70m x 4.92m) with comprehensive range of bespoke office furniture delivering significant storage and working environment with desks to either side, roof window, open shelving, radiator.

OUTSIDE

From Town Street a part shared driveway leads to a separate gated private driveway which is block paved allowing turning, terminating at the garage and continuing by the side of the garage creating additional parking. The driveway is flanked by well stocked shrubberies with pathways leading round to either side.

GARAGE 26'0" x 17'10" (7.90m x 5.44m) with electrically operated up and over door, generously proportioned, sink unit with hot and cold water supply. Wall mounted Baxi gas fired central heating boiler, integral wc, access hatch to roof void over with fitted loft ladder.

The rear garden is a particular feature, beautifully laid out with paved patio spanning the rear elevation of the property. Shrubbery and raised lawned areas beyond. The lawned grounds are subdivided with further shrubberies and interspersed with a variety of trees and shrubs.

The lawned garden wraps around one side of the property connecting to the front grounds.

The property also benefits from an area set aside for the cultivation of vegetables and several useful domestic outbuildings including:-

Summer house

Aluminium green house

Timber potting shed/workshop

Timber kennel.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell.

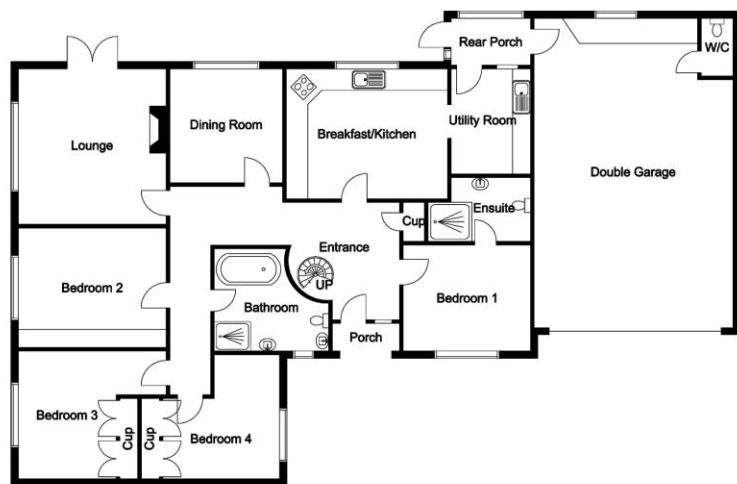
Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

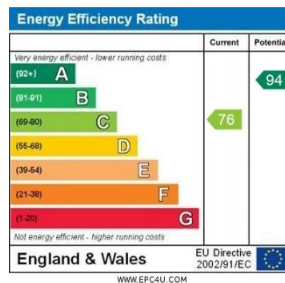
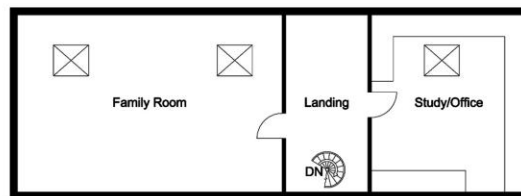
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These particulars were revised in February 2026.

Ground Floor



First Floor



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