

# BURGIN ATKINSON

& C O M P A N Y



## 1 Chainbridge Road

Lound, Retford, DN22 8RZ

**£200,000**



DECIEVINGLY SPACIOUS 2 BED DETACHED PROPERTY ON A CORNER PLOT - SOUGHT AFTER VILLAGE LOCATION - FULLY RE DECORATED THROUGHOUT - OPEN PLAN KITCHEN DINER - DRIVEWAY WITH OFF STREET PARKING FOR 1 VEHICLE - LANDSCAPED GARDENS



**Description**

Internally, the property opens into a welcoming entrance hall which leads through to a spacious yet cosy living room, featuring a bay window to the front aspect and an electric fireplace with hearth and mantle, creating a charming focal point.

The open-plan kitchen and dining area is modern in design and fitted with an integrated electric oven and hob, complemented by an extractor hood above, providing a practical and stylish space for cooking and dining.

To the first floor, the property offers a generous master bedroom with fitted wardrobes and an additional storage cupboard. Bedroom two is also a well-proportioned double room and benefits from its own storage cupboard. The newly fitted bathroom is finished to a contemporary standard and comprises a shower, hand wash basin, and WC.

Externally, the front of the property features a garden predominantly laid to lawn. To the side, the garden has been attractively landscaped with a porcelain patio area which continues as a pathway leading around to the front of the house. Raised flower beds and lawned sections further enhance this outdoor space. A resin driveway, accessed via brand-new double gates, provides off-road parking and leads to a large wooden shed.

To book a viewing, please give us a call on 01777 712611.

**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 educations facilities (both state and independent) are well catered for.

**Living Room 12'0" x 17'10" (3.66 x 5.44)**

**Kitchen Diner 17'7" x 12'2" (5.38 x 3.72 )**

**Bedroom One 12'8" x 8'2" (3.87 x 2.51)**

**Bedroom Two 11'0" x 9'5" (3.37 x 2.88)**

**Bathroom 7'6" x 5'5" (2.29 x 1.67 )**

**General Remarks & Stipulations**

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

Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services 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.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

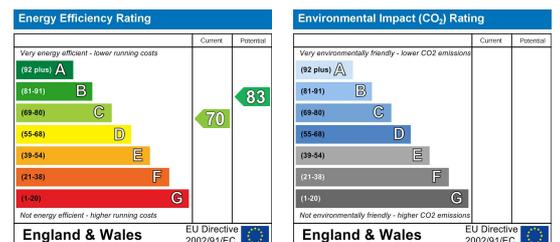
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.