BURGIN ATKINSON
& C O M P A N Y



32 Chainbridge Road

Lound, Retford, DN22 8RZ

Offers Around £170,000

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A well-proportioned two-bedroom home offering spacious living and dining accommodation, a fitted kitchen with garden access, and two double bedrooms with built-in storage. Externally, the property benefits from front and rear gardens, with the rear enjoying attractive open-field views.







Description

Upon entering the property, you are welcomed by a spacious entrance hall providing access to the principal living accommodation and stairs rising to the first floor.

The generously proportioned living/dining room benefits from a dual-aspect outlook, creating a bright and inviting space for both relaxing and entertaining. An electric fireplace set within a hearth, with a mantle above, provides an attractive focal point to the room.

The kitchen is well equipped with an integrated oven and electric hob, a dishwasher and an undercounter fridge & freezer, together with useful access directly into the rear garden.

First Floor
To the first floor are two well-proportioned double bedrooms. The principal bedroom benefits from a built-in storage cupboard, while the second double bedroom also offers built-in storage and enjoys pleasant views across the adjoining open fields.

The family bathroom is fully tiled and comprises a bath with an overhead shower, wash hand basin and WC.

Outside
The rear garden is predominantly laid to lawn, with a stone-covered area positioned towards the rear of the plot. The garden enjoys an open outlook across the surrounding fields, providing a pleasant and private outdoor space.

To the front, the property benefits from a lawned garden, while on-street parking is available.

Overall, this well-presented home offers comfortable accommodation, useful storage and attractive open-field views, making it an appealing choice for a range of buyers.

Location

The property is nestled in a cul-de-sac location 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 Dining Room 12'1" x 18'0" (3.70 x 5.50)

Kitchen 9'6" x 8'7" (2.92 x 2.62)

Bedroom One 15'1" x 8'5" (4.62 x 2.57)

Bedroom Two 11'3" x 9'5" (3.43 x 2.88)

Bathroom 7'5" x 5'6" (2.27 x 1.68)

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 mains gas 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.

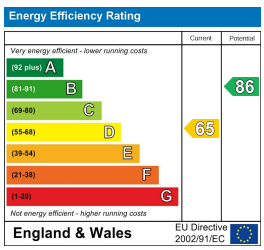
Area Map

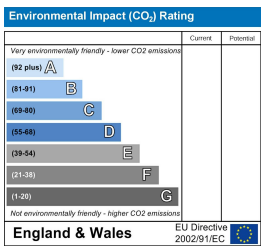


Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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