

# BURGIN ATKINSON

& C O M P A N Y



## 53 Station Road

Sutton, Retford, DN22 8PZ

**Offers In The Region Of £290,000**



3 BED SEMI- DETACHED BUNGALOW ON A SIZEABLE PLOT - GORGEOUS OPEN FIELD VIEWS TO THE REAR - MODERN + WELL PRESENTED THROUGHOUT - APPEALING BREAKFAST KITCHEN WITH INTEGRAL APPLIANCES - BLOCK PAVED DRIVEWAY WITH AMPLE PARKING - ENCLOSED REAR GARDEN



## Description

Internally, the property opens into a welcoming entrance hall providing access to all principal rooms. The spacious living room is a standout feature, complete with a charming log burner set within an exposed brick fireplace with granite hearth, creating a warm and inviting focal point. Patio doors lead directly into the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living.

The stylish breakfast kitchen is beautifully appointed with tiled flooring, granite worktops and a central island incorporating a breakfast bar. Integrated appliances include a double oven, microwave and wine fridge, while a side access door adds further practicality.

Bedrooms one and two are generously sized double rooms, both benefitting from fitted wardrobes, whilst bedroom three offers a versatile single bedroom, ideal as a guest room, nursery or home office. The contemporary bathroom is fully tiled and fitted with a bath and overhead rainfall shower, vanity wash basin and WC.

Outside, the enclosed rear garden is predominantly laid to lawn with a patio seating area and an elevated decking space positioned at the rear of the plot, enjoying attractive open field views. To the front, a substantial block-paved driveway provides ample off-road parking, with additional driveway access leading to the detached double garage.

Further benefits include solar panels generating approximately £1,000 during 2025, recent rewiring throughout, and CCTV security coverage.

## Location

Sutton cum Lound is a charming and well-regarded Nottinghamshire village, ideally located for easy access to the nearby market towns of Retford and Bawtry. Combining a strong community atmosphere with beautiful countryside surroundings, the village offers excellent local amenities, well-respected schools, and outstanding transport connections, including convenient access to the A1 and Retford railway station with direct services to London King's Cross.

**Living Room 15'5" x 11'2" (4.71 x 3.42)**

**Kitchen 14'0" x 11'10" (4.27 x 3.62)**

**Bedroom One 9'10" x 9'8" (3.02 x 2.95)**

**Bedroom Two 11'6" x 9'1" (3.52 x 2.77)**

**Bedroom Three 7'3" x 7'10" (2.21 x 2.40)**

**Bathroom 7'1" x 8'0" (2.18 x 2.45)**

**Garage 24'0" x 14'4" (7.34 x 4.39)**

## General Remarks & Stipulations

Tenure and Possession: The Property is Freehold.

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

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.

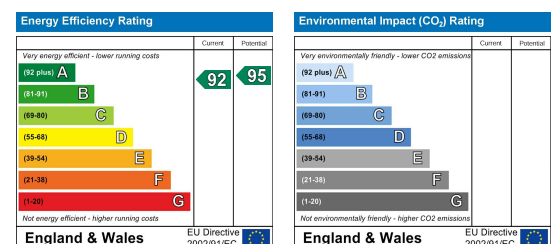
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.