



5 CROSS STREET STURTON-LE-STEEPLE

An immaculately presented older style semi detached house in this very popular village of Sturton-le-Steeple. The property has a lounge leading through to a dining room as well as a modern shaker style kitchen which leads to a garden room which is accessible from the dining room and kitchen. Ample off road parking, space at the side for a garage, subject to planning, and the property does offer scope for extensions, subject to planning. Good sized rear garden with fields beyond.

£275,000

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BROWN & CO

Property and Business Consultants

5 CROSS STREET, STURTON LE STEEPLE, RETFORD, DN22 9HL

LOCATION

The village presently boasts a good primary school, village hall, public house and recreation ground. There is immediate access to the surrounding countryside, with miles of lanes, paths and bridleways to explore. Good road links connect the village to larger open centres. The A1M lies to the west of Retford from which the wider motorway network is available. The town also has a direct rail service into London Kings Cross (approx. 1hr 30 mins). Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words:///parsnips.flank.steam

ACCOMMODATION

Part glazed composite door to

ENTRANCE PORCH with two double glazed windows, laminate flooring, recessed lighting and double glazed door into

ENTRANCE HALL with stairs to first floor landing, under stairs storage area, telephone point and half glazed door to

LOUNGE 13'7" x 11'7" (4.18m x 3.56m) front aspect double glazed oriel bay window with views to the garden. Recessed fireplace with tiled hearth and wooden mantle over. Built-in storage cupboard, TV point and wall light points. Three quarter glazed double doors into

DINING ROOM 9'0" x 8'5" (2.75m x 2.60m) double glazed sliding doors into the garden room, half glazed door to the

KITCHEN 9'8" x 8'9" (2.99m x 2.72m) side aspect double glazed window. A good range of cream coloured shaker style base and wall mounted cupboard and drawer units. Single stainless steel sink drainer with mixer tap. Space and plumbing below for a washing machine, integrated fridge, Beko electric oven with Hisense four ring electric hob above with extractor. Ample wood effect working surfaces, part tiled walls, spotlight. Built-in shelved cupboard, additional recess with space for one further appliance and cupboard above. Laminate flooring, half glazed UPVC door to

GARDEN ROOM 13'6" x 9'6" (4.15m x 2.92m) double glazed windows with fitted blinds and French doors and one single door leading into the garden. Wall light points.

FIRST FLOOR GALLERY STYLE LANDING side aspect double glazed window. Access to roof void via ladder with light, boarding and also houses the gas fired central heating boiler.

BEDROOM ONE 12'5" x 8'5" (3.82m x 2.58m) measured to front of a good range of floor to ceiling built-in wardrobes with ample hanging and shelving space and mirror fronted sliding doors. Front aspect double glazed window. USB charging point.

BEDROOM TWO 11'2" x 9'10" (3.40m x 3.04m) rear aspect double glazed window with views to the garden and countryside views beyond. Built-in shelved cupboard.

BEDROOM THREE 9'5" x 7'4" (2.89m x 2.25m) front aspect double glazed window. USB charging point..

BATHROOM 6'8" x 6'3" (2.08m x 1.92m) obscure rear aspect double glazed window. Three piece white suite of panel enclosed bath with mixer tap, electric shower with glazed shower screen, pedestal hand basin, low level wc. Recessed shelved area, tiled walls.

OUTSIDE

From Cross Street is dropped kerb giving access to the tarmac driveway providing parking for several vehicles. The garden is hedged and fenced to both sides with a good area of lawn and monkey puzzle tree. To the side of the property is a **CARP** and wooden gate giving access to the rear garden. The rear garden is of a good size and is fenced to all sides. Side concrete patio with space for a shed. External water supply and lighting. The garden is mainly lawned with some shrub and flower borders.

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 A. **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 finalizing 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.

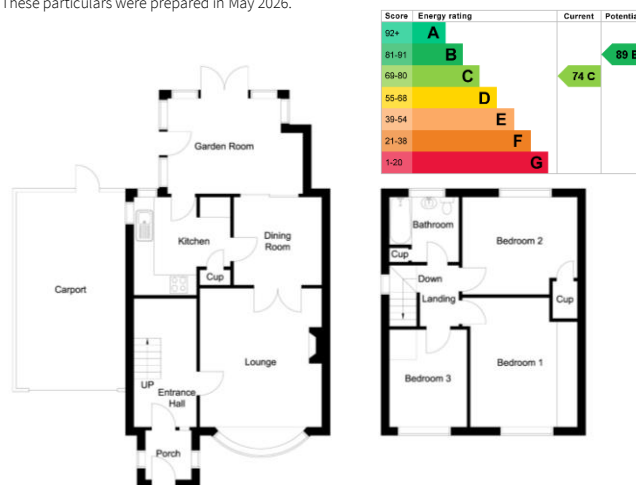
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

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.

These particulars were prepared in May 2026.



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