BURGIN ATKINSON
& C O M P A N Y




# 12 Knights Walk

Sutton, Retford, DN22 8FT

**Offers Around £340,000**

3 2 1 B

Situated in the highly sought-after village of Sutton-cum-Lound, this attractive property offers spacious and modern accommodation, including an impressive open-plan kitchen and living area with integrated appliances and bi-fold doors opening onto the rear garden. The first floor boasts three bedrooms, an en-suite to the principal bedroom and a family bathroom, while outside features an established rear garden, a block-paved driveway providing parking for two vehicles, an integral garage and an EV charging point.









## Description

The property welcomes you into a spacious entrance hall, featuring attractive slate flooring and access to the ground-floor cloakroom, which is fitted with a WC and a hand wash basin set within a vanity unit. The impressive open-plan kitchen and living area provides a stylish and versatile space, ideal for both family life and entertaining. Wood-effect tiled flooring flows throughout, creating a seamless and contemporary finish. The well-appointed kitchen features a complementary range of wall and base units, a useful larder cupboard and a wine rack. A range of integrated appliances includes a NEFF double oven, induction hob and dishwasher. The breakfast bar is finished with a granite worktop and benefits from subtle under-unit lighting, adding both practicality and ambience. The generous living area enjoys an abundance of natural light, with bi-fold doors opening directly onto the rear garden, creating a wonderful connection between indoor and outdoor living. There is also convenient internal access to the integral garage.

To the first floor, the principal bedroom benefits from fitted wardrobes and a private en-suite shower room. Partially tiled, the en-suite comprises a walk-in shower, a hand wash basin set within a vanity unit and a WC. The second bedroom is a further double room with fitted wardrobes, while the third bedroom offers a slightly smaller yet versatile space, ideal for a child's bedroom, guest room or home office. Completing the first-floor accommodation is the family bathroom, fitted with a panelled bath and overhead shower, a hand wash basin set within a vanity unit and a WC.

The generous and established rear garden offers an attractive outdoor space, predominantly laid to lawn and complemented by a raised tiled patio area beneath a wooden pergola, providing an ideal setting for outdoor dining and relaxation. A second patio area and a variety of fruit trees, plants and mature shrubs further enhance the garden's appeal. To the front, a block-paved driveway provides off-road parking for two vehicles and leads to the single integral garage. The garage benefits from an E.V Charing point, power and lighting with the added convenience of plumbing for a washing machine and tumble dryer.

## Location

The highly sought-after village of Sutton-cum-Lound offers a charming village setting with a range of local amenities. These include the beautiful Grade I Listed St Bartholomew's Church, Sutton-cum-Lound Church of England Primary School and a thriving Village Hall, which also hosts a part-time Post Office service twice a week. A choice of both independent and state schools, catering for all age groups, can be found within a 15-mile radius. The neighbouring village of Lound is home to the ever-popular Blue Bell Inn, a welcoming pub and restaurant.

The property is also ideally positioned for convenient road, rail and air connections. The A1, providing access to both the north and south, is approximately five miles away at Ranby. Retford railway station offers a direct mainline service to London King's Cross, with journey times of around one hour and 40 minutes, making the property well suited to those seeking a rural lifestyle without compromising on connectivity.

**Kitchen/Living Area 13'11" x 29'4" (4.26 x 8.95)**

**W/C 3'11" x 4'11" (1.20 x 1.52)**

**Bedroom One 10'8" x 13'0" (3.26 x 3.97)**

**En-Suite 6'4" x 4'6" (1.94 x 1.38)**

**Bedroom Two 9'4" x 11'3" (2.85 x 3.43)**

**Bedroom Three 6'5" x 9'4" (1.97 x 2.86)**

**Bathroom 7'9" x 6'4" (2.38 x 1.94)**

**Garage 10'6" x 20'2" (3.22 x 6.16)**

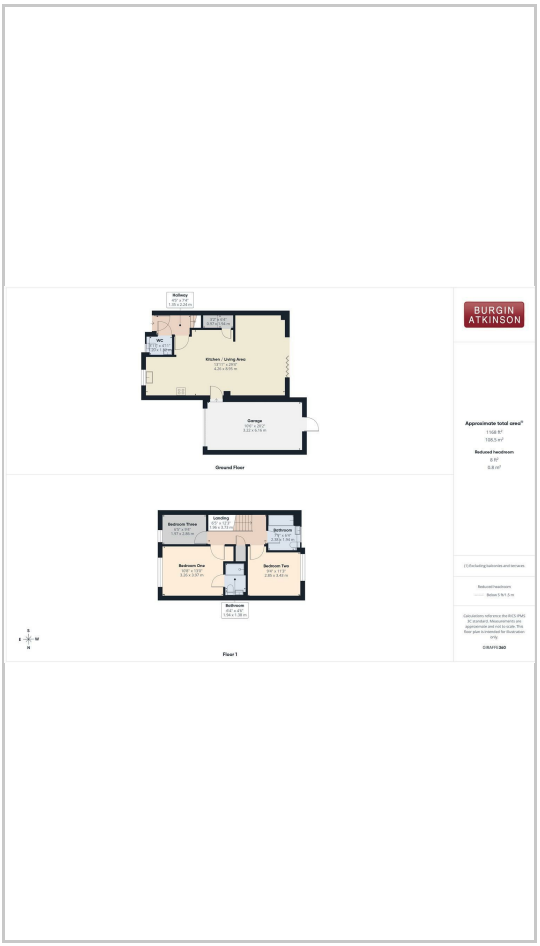
## General Remarks & Stipulations

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 B.
Services: Mains water, electricity and drainage are connected along with a 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.
Parking: A private driveway is provided at the property with parking for multiple cars, with access via two sets of electric gates.
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.

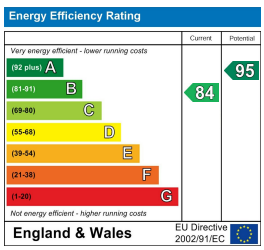
## Area Map

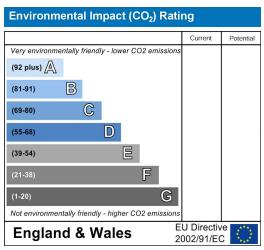



## Floor Plans




## 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.

Retford Enterprise Centre Randall Way, Retford, Nottinghamshire, DN22 7GR
Tel: 01777 712611 Email: info@burginatkinson.co.uk