



12 BLACKSTOPE LANE RETTFORD, DN22 6NF

£315,000
FREEHOLD

GUIDE PRICE £315,000 - £325,000

This impressive and versatile family home offers spacious and well-presented accommodation throughout, complemented by a fantastic self-contained-style annex area providing excellent flexibility for extended family, guests, working from home or those seeking additional independent living space. Set within across from the canal, walking distance to Retford Town centre and other amenities. The main property comprises a welcoming entrance hall, generous kitchen/diner, well-proportioned living room with feature media wall and electric fire, modern shower room, three bedrooms and a fantastic-sized conservatory overlooking the rear garden. The additional annex accommodation provides a fourth bedroom with direct garden access, its own shower suite and potential to create a kitchen/diner, together with a separate dining/sitting room and further shower room. This versatile space offers a range of possibilities to suit individual requirements. Externally, the property benefits from a well-maintained front garden and a double driveway providing ample off-road parking. To the rear is an attractive enclosed garden featuring decking, lawn, patio and gravelled areas, established planting and useful side gated access, creating an excellent space for outdoor entertaining and relaxation.

**Kendra
Jacob**

Powered by

JBS Estates

12 BLACKSTOPE LANE

• GUIDE PRICE £315,000-£325,000 • EXTENDED
DETACHED BUNGALOW • GENEROUS SIZE PLOT WITH
ATTRACTIVE GARDENS • SITUATED ACROSS FROM THE
CANAL & TOWN CENTRE • FOUR BEDROOMS • TWO
SHOWER ROOMS • MODERN MEDIA WALL FITTED TO THE
LOUNGE • DOUBLE DRIVEWAY • WALKING DISTANCE TO
THE TOWN CENTRE • SOLAR PANELS FITTED TO THE
PROPERTY- RETURNS APPROX £1,000 PER YEAR



ENTRANCE HALL

Entered via a front-facing composite door, the entrance hall features a central heating radiator and a useful built-in storage cupboard

KITCHEN/DINER

A generously proportioned kitchen/diner fitted with a range of wall and base units, complemented by work surfaces incorporating a composite sink and mixer tap. Integrated appliances include a Neff induction hob, electric oven and grill, with a cooker hood and extractor above. There is plumbing for a washing machine and space for a tumble dryer, along with ample power points and a wall-mounted radiator. A front-facing double-glazed window provides natural light, while there is plenty of space for a good-sized dining table.

LIVING ROOM

A well-proportioned reception room featuring a front-facing double-glazed bay window. The room benefits from attractive decorative panelled walls and a beautiful media wall incorporating a modern electric fire. Laminate flooring and a central heating radiator complete the room.

INNER HALLWAY

A spacious hallway providing access to the accommodation, with a useful built-in storage cupboard.

SHOWER ROOM

A modern walk-in shower room fitted with a rainfall shower, wash-hand vanity unit, low-flush WC and chrome towel radiator. Modern aqua board finishes provide an

attractive and easy-to-maintain finish. A side-facing double-glazed obscure window provides natural light.

BEDROOM ONE

A generous double bedroom with a side-facing double-glazed obscure window, central heating radiator and power points.

CONSERVATORY

A fantastic-sized additional reception room overlooking the attractive rear garden. French doors provide direct access to the garden, while a PVC ceiling and power points add to its versatility.

BEDROOM TWO

A spacious double bedroom featuring fitted wardrobes with sliding doors along one wall, together with a fitted dressing table and drawers. A rear-facing double-glazed window provides plenty of natural light, with power points and a central heating radiator.

BEDROOM THREE

A further bedroom with a side-facing double-glazed window, fitted wardrobes, power points and a central heating radiator.

SITTING ROOM

A versatile additional reception space with a side-facing double-glazed obscure window and central heating radiator. Currently used as an independent living space, this room offers a variety of potential uses.

SHOWER ROOM

A walk-in wet room fitted with a rainfall shower,

wash-hand vanity unit, low-flush WC and towel holder.

There is also an extractor fan and an obscure double-glazed window.

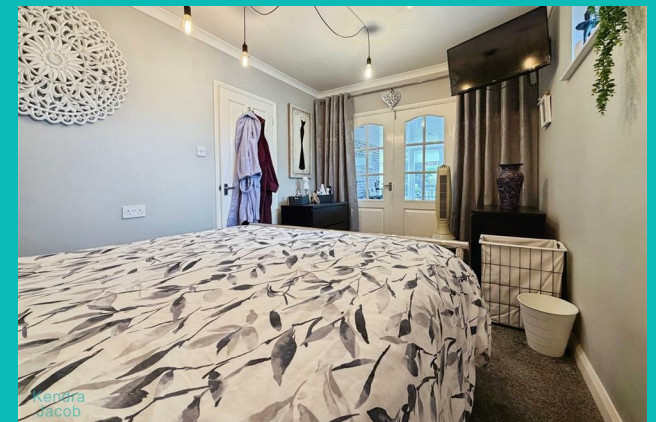
BEDROOM FOUR

A versatile double bedroom within the annex, featuring French doors opening directly onto the garden, together with a side-facing double-glazed window providing additional natural light. The room benefits from power points and a central heating radiator. It also has its own shower suite and offers potential to incorporate a kitchen/diner area, subject to any necessary permissions.

EXTERNAL

To the front of the property is a well-maintained lawned garden featuring established plants and bushes, with gravelled areas. A double driveway provides ample off-road parking, while there is also an outside tap and external power points. The enclosed rear garden is an attractive and versatile outdoor space, featuring a decking area ideal for entertaining, together with lawn, patio and gravelled areas surrounded by established planting and fenced boundaries. There are external power points, side gated access running alongside the property and composite storage sheds. The property also benefits from solar panels.

12 BLACKSTOPE LANE





Kendra
Jacob

12 BLACKSTOPE LANE

ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1302.60 sq ft

Tenure – Freehold





Total area: approx. 121.0 sq. metres (1302.6 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendracob@jbs-estates.com

Kendra
Jacob

Powered by
JBS Estates