



11 NORTH MOOR DRIVE WALKERINGHAM

A substantial three bedroom detached bungalow requiring some cosmetic attention in this small cul-de-sac on the edge of this popular village of Walkeringham. There are three good sized bedrooms, well appointed breakfast kitchen as well as a front aspect lounge. Integral single garage which subject to planning could be converted into additional accommodation. The property sits on a good sized plot with an established and landscaped garden by the previous owner. NO CHAIN

£225,000

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

11 NORTH MOOR DRIVE, WALKERINGHAM, DONCASTER, DN10 4LN

LOCATION

Walkeringham is a small village between Bawtry, Misterton and Retford offering some local amenities including public house and a school. Misterton is close by with doctors surgery, vets and convenience stores. Retford town centre which provides a mainline railway station is within a 15-20 minute drive and also provides more comprehensive shopping, leisure and recreational facilities.

DIRECTIONS

What3words///pyramid.bearable.nips

ACCOMMODATION

UPVC ENTRANCE PORCH with double doors, tiled flooring, double glazed windows and part glazed door into

ENTRANCE HALL access to roof void with light and ladder. Built-in storage cupboard. BT point.

LOUNGE 15'10" x 12'0" (4.87m x 3.66m) front aspect double glazed picture window. Mahogany fire surround with coal effect gas living flame fire with marble hearth and matching insert, TV point.

BREAKFAST KITCHEN 16'7" x 9'8" (5.10m x 2.99m) rear aspect double glazed windows. Door leading into the garden. An extensive range of oak coloured base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine and slimline dishwasher. Gas cooker. Integrated fridge and freezer, ample working surfaces, part tiled walls.

BEDROOM ONE 10'9" x 9'8" (3.32m x 3.01m) rear aspect double glazed picture window with views to the garden.

BEDROOM TWO 9'6" x 8'4" (2.93m x 2.55m) front aspect double glazed picture window.

BEDROOM THREE 9'8" x 6'9" (2.99m x 2.11m) double glazed windows and doors into conservatory.

CONSERVATORY 10'0" x 9'9" (3.05m x 3.01m) UPVC base, double glazed windows and polycarbonate ceiling. French door into the garden.

SHOWER ROOM side aspect obscure double glazed window. Walk-in tile enclosed shower cubicle with glazed screen. Electric shower over. Vanity unit with inset sink and cupboards below. Chrome towel rail radiator. Tiled walls.

SEPARATE WC side aspect obscure double glazed window. Coloured low level wc.

OUTSIDE

The front is open planned and is mainly lawned. Driveway with space for 2-3 cars leading to INTEGRAL GARAGE 15'10" x 8'0" (4.87m x 2.44m) with electrically operated roller door, wall mounted gas fired central heating boiler, power and light. Pedestrian access to the side.

The rear garden has a large full width paved patio, external water supply and lighting. The property was landscaped by the previous owner with a good area of lawn, established trees and shrubs. There is a raised rockery to the rear which is pebbled and the garden is fenced to all sides.

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 C.

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.

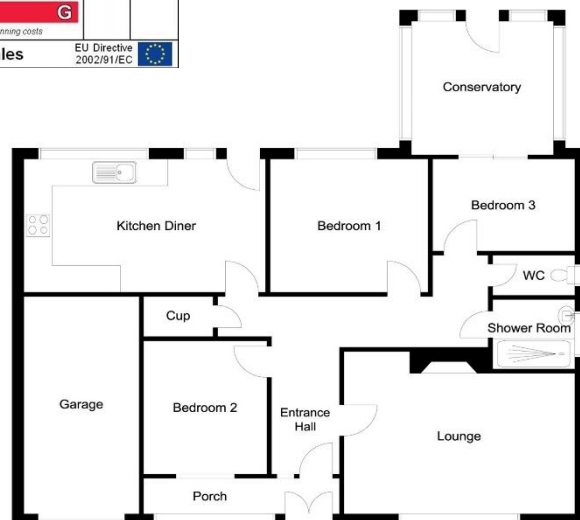
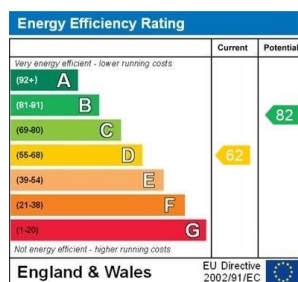
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

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 August 2025.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.