



23 LAWNWOOD AVENUE, ELKESLEY

Located in this small cul de sac, is this four bedroom family home with a dual aspect living room, cloakroom, kitchen and utility room, plus a garage and good sized low maintenance rear garden backing to fields. Recently installed Air Source Heat Pump and solar panels.

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£215,000

BROWN & CO

Property and Business Consultants

23 LAWNWOOD AVENUE, ELKESLEY, RETFORD, NOTTINGHAMSHIRE DN22 8AG

LOCATION

Elkesley is a small and popular village with a local infant/junior school, plus a local convenience store. The village lies to the west of Retford town centre which provides comprehensive shopping, recreational and leisure facilities, along with a mainline railway station on the London to Edinburgh Inter City line. The A1 is within easy access linking to the wider motorway network. There is open countryside around the village, including Clumber Park.

ACCOMMODATION

Half glazed uPVC door to ENTRANCE HALL with stairs to first floor landing, under stairs storage area, telephone point and fitted cupboard. Doors to

CLOAKROOM front aspect obscure double glazed window, white low level WC

LIVING ROOM 19'8" x 11'3" (6.03m x 3.45m) front aspect double glazed picture window, contemporary fitted electric fire, tv point, laminate flooring. Double glazed French doors to the garden.

KITCHEN/DINING ROOM 12'5" x 10'2" (3.82m x 3.10m) rear aspect double glazed window. An extensive range of base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink/drainer unit with mixer tap, space and plumbing for washing machine, fitted electric oven and grill, four ring electric hob with extractor over. Wood effect working surfaces, part tiled walls, tiled floor, integrated fridge/freezer and arch to

UTILITY AREA 5'10" x 5'9" (1.82m x 1.80m) side aspect double glazed door. Tiled floor.

FIRST FLOOR LANDING with access to roof void, built in airing cupboard.

BEDROOM ONE 10' x 9'9" (3.06m x 3.03m) measured to front of built in wardrobes, front aspect double glazed window, laminate floor, recessed lighting

BEDROOM TWO 10'9" x 9'5" (3.33m x 2.88m) front aspect double glazed window, laminate flooring, built in wardrobe

BEDROOM THREE 9'4" x 6'5" (2.87m x 1.99m) measured to front of built in wardrobes, rear aspect double glazed window with views to the garden and fields beyond.

BEDROOM FOUR 7' x 7'2" (2.95m x 2.20m) rear aspect double glazed window with views to the garden and fields beyond. TV point

SHOWER ROOM rear aspect obscure double glazed window, tile enclosed shower cubicle with glazed screen and electric shower, vanity unit with sink and mixer tap and low level WC with concealed cistern. Part tiled walls.

OUTSIDE

The front is fenced to three sides, pebbled for low maintenance with small, slated area. Shared driveway leading to **DETACHED SINGLE GARAGE** with electric roller door. Gate from the drive to

REAR GARDEN fenced to all sides, full width paved patio area housing Air Source Heat Pump, external water supply, an area of artificial lawn and pebbled area for low maintenance, timber shed.

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.

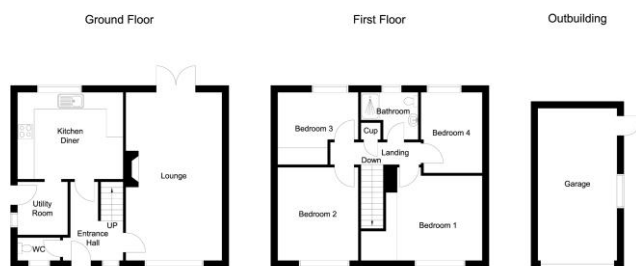
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

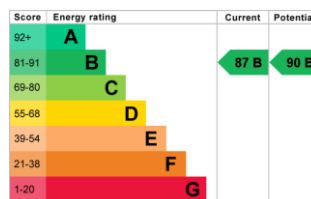
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.



We and our agent have been made to ensure the accuracy of the floor plan contained herein, to responsibility is given for any errors, omissions or misstatements. All prices are for guidance only and should be checked by prospective purchasers at the property. The plans are for guidance only and should be checked by prospective purchasers at the property. CP Property Services (2026)



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