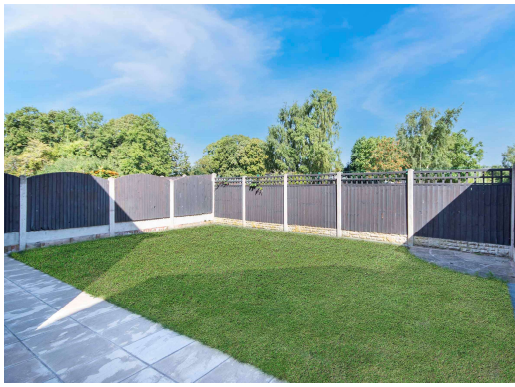

63 PORTLAND PLACE SUTTON-CUM-LOUND

An immaculately presented three bedroomed detached family home in this favoured village of Sutton-cum-Lound, benefits include a well-appointed front aspect kitchen, large rear aspect lounge dining room leading into the enclosed rear garden as well as a ground floor wc. There is an attached garage with storage above and the property is located in this no through road close to the heart of the village.

£225,000

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Property and Business Consultants

63 PORTLAND PLACE, SUTTON-CUM-LOUND, RETFORD, DN22 8QB

LOCATION

Sutton-cum-Lound is a popular village to the north of Retford town centre with a local pub and infant and junior school. Retford town centre is within comfortable distance providing comprehensive shopping, leisure and recreational facilities. There is a mainline railway station on the London to Edinburgh inter city link and the A1 is to the west linking to the wider motorway network. There is good open countryside surrounding the village with Idle Valley Nature Reserve within comfortable distance providing good countryside walks.

DIRECTIONS

What3words///videos.clenching.unity

ACCOMMODATION

Double glazed French doors into enclosed ENTRANCE PORCH with tiled flooring. Part glazed oak door into

ENTRANCE HALL with stair to first floor landing, door to

CLOAKROOM front aspect obscure double glazed window, white low level wc, corner fitted rectangular hand basin with mixer tap, cupboards below and tiled splashback, LVT flooring.

KITCHEN 10'2" x 8'0" (3.10m x 2.44m) front aspect double glazed oriel bay window. An extensive range of beech coloured base and wall mounted cupboard and drawer units. 1¼ sink drainer unit with mixer tap. Space and plumbing below for dishwasher and washing machine. Built-in electric oven with five ring Siemens hob above, stainless steel splashback and matching stainless steel extractor canopy. Ample working surfaces, under cupboard lighting, tiled walls, recessed lighting and space for upright fridge freezer.

LOUNGE DINING ROOM 16'9" x 15'3" (5.16m x 4.66m) rear aspect double glazed window and double glazed French doors leading into the garden. LVT flooring, TV and telephone points, recessed lighting, under stairs storage cupboard.

FIRST FLOOR GALLERY STYLE LANDING side aspect double glazed window. Built-in over stairs storage cupboard.

BEDROOM ONE 11'4" x 10'9" (3.46m x 3.31m) front aspect double glazed window with distant views to open countryside. Recessed lighting.

BEDROOM TWO 12'0" x 10'8" (3.70m x 3.28m) rear aspect double glazed window with views to the garden and school playing field.

BEDROOM THREE 8'7" x 8'0" (2.64m x 2.46m) rear aspect double glazed window with views to the garden and school playing fields field. Telephone point.

BATHROOM 7'8" x 5'8" (2.39m x 1.78m) front aspect double glazed window. Three piece white suite of panel enclosed bath, contemporary mixer tap, mains fed shower with handheld attachment and raindrop shower head. Vanity unit with inset sink and cupboards below, low level wc with concealed cistern. Wood effect display above. Matching wall mounted medicine cabinet and mirror. Amtico flooring. Tiled walls, recessed lighting, extractor, white towel rail radiator.

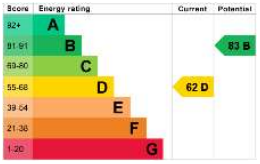
OUTSIDE

Drop kerb giving access to herringbone style block paved driveway with space for 2-3 vehicles. The garden is walled and railed. Attached SINGLE GARAGE with up and over door, power, light, eaves storage and personal door to garden. External water supply.

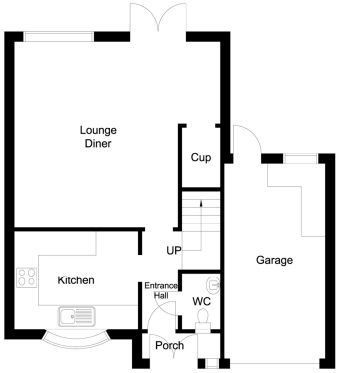
The rear garden is fenced to all sides, small patio and external lighting. A good area of lawn with corner fitted quarter circle patio.

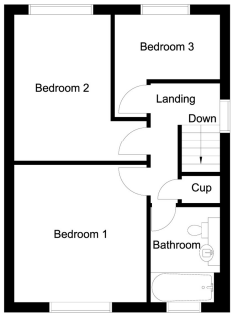
GENERAL REMARKS & STIPULATIONS

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: 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 2026.



Ground Floor





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