



The Rafters Lincoln Road, Darlton Newark NG22 0TF

welcome to

The Rafter's Lincoln Road, Darlton Newark

Offered with NO UPWARD CHAIN is this well appointed FOUR DOUBLE BEDROOM detached dorma bungalow. Offering spacious and versatile accommodation including two reception rooms, ground floor bedroom and wet room. Positioned on a substantial allowing views over the countryside.



Entrance Hall

A spacious entrance hall with stairs leading to the first floor and a central heating radiator.

Kitchen

Fitted with a range of traditional wall and base units with a sink and drainer and worksurfaces. Integrated oven and hob with an extractor above, space for a fridge freezer and plumbing for a washing machine. Central heating radiator and a double glazed window to the rear.

Dining Room

Double doors lead from the kitchen to the dining room with a central heating radiator and double glazed patio doors..

Lounge

A spacious lounge with a double glazed window to the front and a central heating radiator.

Inner Hall

Ground Floor Bedroom (two)

Double glazed window to the rear and a central heating radiator.

Wetroom

Walk in shower cubicle, wash hand basin and a w.c. Tiled flooring and splashbacks and a double glazed window.

First Floor

Landing

A door leads to the full height walk in eaves storage and an other door leads to a further walk in storage cupboard.

Bedroom One

A substantial bedroom with a central heating radiator, double glazed window and a walk in storage cupboard.

Bedroom Three

Central heating radiator and a velux style double glazed window.

Bedroom Four

A further double room with a central heating radiator and a double glazed window to the rear.

Bathroom

Fitted with a bath, wash hand basin, w.c. and a shower cubicle. Splashback tiling, complementary flooring, double glazed window and a central heating radiator.

Exterior

To the front of the property is a large parking area which leads to the garage and also a lawned area. The entrance is fronted by wall. To the rear are generous gardens, mainly laid to lawn allowing views over the countryside.

Garage

A single garage with a roller door, power, light and a rear courtesy door.



view this property online williamhbrown.co.uk/Property/RFD110346



welcome to

The Rafter's Lincoln Road, Darlton Newark

- FOUR DOUBLE BEDROOM detached dorma bungalow
- Ground floor bedroom and wet room
- Two reception rooms, kitchen
- Two walk in storage areas to the first floor
- Three double first floor bedrooms and a bathroom

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD110346



Property Ref:
RFD110346 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



williamhbrown.co.uk