

BURGIN ATKINSON

& C O M P A N Y



14 Church Lane

Hayton, Retford, DN22 9LD

Fixed Asking Price £220,000



A spacious three-bedroom property offering well-proportioned accommodation, including a dual-aspect living room, kitchen/diner, utility room and two bathrooms. Externally, the property benefits from a private rear garden with patio and lawn areas, a powered brick-built outbuilding, and a stone driveway providing off-road parking for two vehicles.



Description

Internally, the property offers a spacious dual-aspect living room, featuring double French patio doors providing direct access to the rear garden. The kitchen/diner is well equipped with a range of complementary wall and base units, tiled flooring, and an integrated under-counter fridge and freezer. Located just off the kitchen is a separate utility room, providing space and plumbing for a washing machine and tumble dryer.

Also accessed from the kitchen is a ground-floor shower room, which is fully tiled and fitted with a walk-in shower, wash hand basin and WC. The rear garden can also be accessed via the barn-style door.

To the first floor, the property benefits from three bedrooms. The master bedroom is a spacious double and features a large built-in storage cupboard and laminate flooring. Bedroom two is also a double bedroom with laminate flooring, while bedroom three is a single bedroom with fitted carpeting.

The main family bathroom is fully tiled and comprises a panelled bath with shower fitting, wash hand basin set within a vanity unit, and WC.

Externally, the rear garden is predominantly laid to lawn and incorporates a patio area and additional stone sections, providing a range of spaces for outdoor seating and entertaining. The brick-built outbuilding benefits from both power and lighting, offering useful additional storage or workspace.

To the front of the property, a stone driveway provides off-road parking for two vehicles and extends down the side of the property towards the rear garden. There is also a further grassed garden area to the right, enclosed by hedging, creating a pleasant degree of privacy.

Location

This stunning property is located in the lovely canal side village of Hayton, the quaint village hosts a Public House known as The Boat Inn. The neighbouring village, Clarborough offers local amenities including country pubs, playing field, a post office and well stocked Spar shop nearby. The property is located 4 miles North-east of the Market town of Retford. Retford has an abundance of amenities to offer, including shops, cafes, pubs, primary and secondary schools and the hospital. The towns railway station is on the mainline, offering fast journeys to London, Edinburgh, Leeds and Sheffield.

Living Room 18'8" x 11'5" (5.69 x 3.48)

Kitchen 12'3" x 9'6" (3.75 x 2.92)

Utility Room 6'1" x 7'4" (1.87 x 2.26)

Bathroom 6'0" x 5'1" (1.85 x 1.57)

Bedroom One 12'10" x 9'8" (3.93 x 2.97)

Bedroom Two 10'5" x 11'5" (3.19 x 3.50)

Bedroom Three 8'0" x 8'5" (2.46 x 2.59)

Bathroom 5'6" x 6'9" (1.69 x 2.07)

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: Mains water, electricity and drainage are connected along with an gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Parking: Off Street parking.

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.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

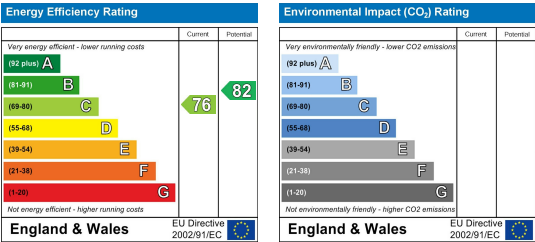
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.