



Gainsborough Road, Bole, Retford DN22 9BT

HUNTERS
EXCLUSIVE



Gainsborough Road, Retford DN22 9BT

Hunters are delighted to offer this well presented rural retreat situated between Retford and Gainsborough on the A620 and enjoying countryside views. The property offers modern family living accommodation and viewing is **HIGHLY RECOMMENDED**





DESCRIPTION

The property briefly comprises two entrance halls, two reception rooms, kitchen with hidden utility room and dining room off and further utility area to the ground floor, whilst the first floor has four bedrooms and a bathroom and stairs to the attic bedroom with en suite facility.

Bole is a small village lying just off the A620 lying seven miles north east of Retford and five miles south west of Gainsborough giving a great choice as both have a wealth of amenities and commuting options as Retford lies on the East coast mainline and is close to the A1 motorway network.

FRONT ENTRANCE HALLWAY

17'3" x 9'10"

The main entrance is accessed via a composite door with glass panels and provides further access to the second reception room and kitchen area.

OPEN PLAN KITCHEN/DINING AREA

13'4" x 11'11"

With a range of solid wood shaker style wall and base units in blue, central island with complementary quartz work surfaces. breakfast bar, one and a half sink and drainer, space for appliances including American fridge freezer and range cooker, part mosaic tiling, radiator, double glazed bi fold doors to the front elevation opening out to the garden. Access through a kitchen unit to the utility room and space into the dining room/living area.



UTILITY ROOM

8'7" x 5'3"

Fitted with a range of wall and base units with complementary work surface, stainless steel sink, space for appliances including dishwasher, dryer and washing machine. Double glazed window to the side elevation.

LOUNGE

12'11" x 13'11"

Feature fireplace with inset log burner and wooden mantle over, TV point, rose and coving to ceiling, oak flooring, wall radiator.

SECOND LOUNGE

15'7" x 12'9"

TV point, wood panel flooring, two vertical radiators and double glazed bi fold doors to the side. Door leading into:

UTILITY AREA/BOOT ROOM

8'5" x 6'9"

Wash hand basin, small shower cubicle, low level flush wc, shelving, tiled flooring and composite door to the front elevation with glass panel.

ENTRANCE TO REAR HALLWAY

9'10" x 17'3"

Providing access to the rear of the property via a double glazed door leading into the rear



hallway which in turn provides access to the lounge and dining room, stairs rising to the first floor accommodation, understairs cupboard, mosaic flooring, rose and coving to ceiling, porthole window to the rear elevation and radiator.

FIRST FLOOR LANDING

14'1" x 13'0"

Turning staircase leading to the landing with double glazed porthole window, storage cupboard and radiator. Further staircase leading to Attic Bedroom.

BEDROOM ONE

15'5" x 12'11"

Two double glazed windows to the side and rear elevations, radiator, laminate flooring and built in storage.

BEDROOM TWO

12'9" x 7'3"

Double glazed window to the front elevation, radiator and laminate flooring.

BEDROOM THREE

12'11" x 6'9"

Shelving, double glazed window to the front elevation and radiator.

BEDROOM FOUR

9'10" x 9'11"

Double glazed window to the side elevation, laminate flooring and radiator.



FAMILY BATHROOM

9'11" x 6'11"

Three piece suite comprising bath with rainfall shower over, wash hand basin and w.c. built into vanity unit, cupboard housing boiler, spotlights to ceiling, complementary flooring, heated towel rail and double glazed window to the side elevation.

ATTIC ROOM

14'4" x 11'6"

Two velux windows, radiator and laminate flooring.

EN SUITE BATHROOM

7'6" x 14'7"

Suite comprising freestanding slipper bath, wash hand basin to wall, w.c. vanity unit, and separate shower cubicle, mosaic tiled flooring, radiator and double glazed velux window.

EXTERNALLY

To the front are double electric gates leading to parking area for multiple vehicles on a gravel drive. Gardens to all sides with lawn area, trees, fencing and hedging, decked seating area, timber pergola and Indian sand stone patio area, outside tap and external sockets



DOUBLE GARAGE

Separated into areas

Garage area (5.71m x 2.82m) with roller door, light and power.

Playroom/Office (3.99m x 2.51m) Doors to the front and side elevation and double glazed window.

An external staircase to the side of the garage leads to the Gym/Bedroom (5.49m x 3.96m) with three velux windows, power and light.

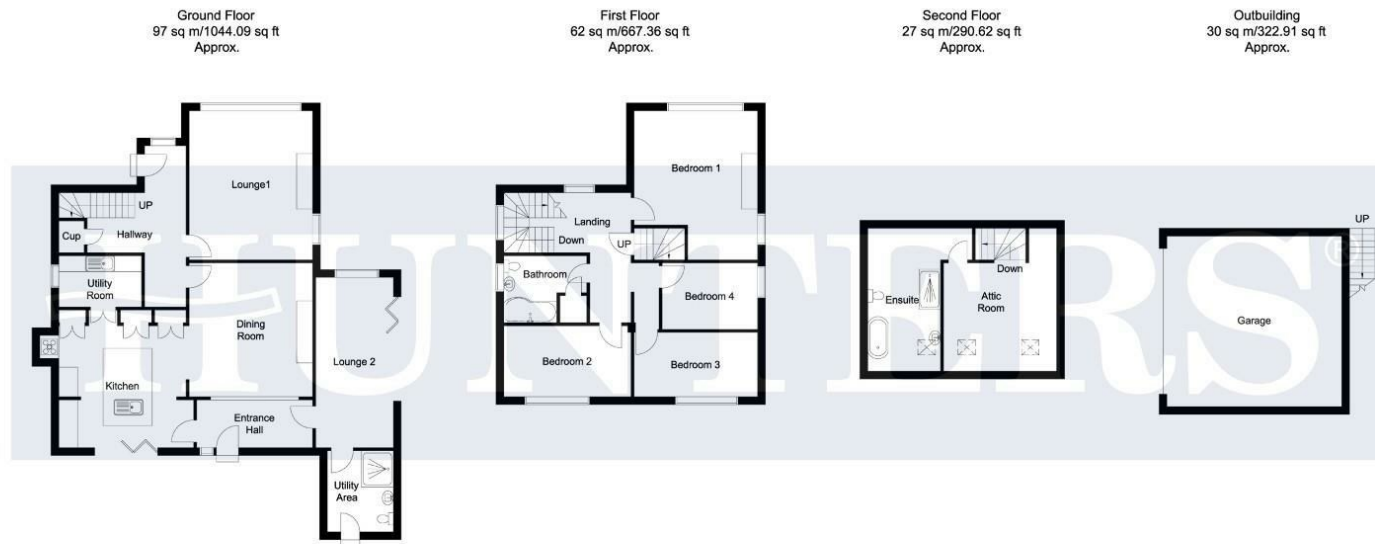
TENURE - Freehold

COUNCIL TAX

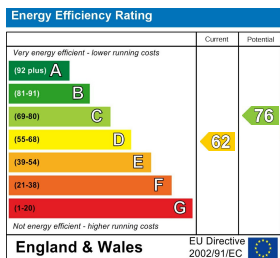
Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'D'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2026



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry -
01302 710773 <http://www.hunters.com>

HUNTERS®
EXCLUSIVE



HUNTERS®
EXCLUSIVE