



19 LAWNWOOD AVENUE, ELKESLEY

An older style semi-detached family home requiring some minor cosmetic attention but benefits from a well-appointed kitchen/dining room, lounge with modern fire and a good sized garden with garage and off road parking. No onward chain.

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BROWN & CO

Property and Business Consultants

£180,000 Freehold

19 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, understairs area and doors to

LOUNGE 14'3" x 10'9" (4.36m x 3.33m) front aspect double glazed picture window, contemporary wall mounted electric fire, tv point, ceiling rose.

KITCHEN/DINING ROOM 20'9" x 9'10" (6.37m x 3.04m) side aspect obscure double glazed window, rear aspect double glazed window and part glazed uPVC door to the garden. An extensive range of base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink/drainers unit with mixer tap, built in electric oven and grill, four ring electric hob with extractor above. Space and plumbing for washing machine and dishwasher, recess with space for upright fridge freezer. Ample working surfaces, spotlighting. Tiled flooring.

FIRST FLOOR LANDING with side aspect double glazed window, access to roof void and doors to

BEDROOM ONE 12'4" x 10" (3.79m x 3.06m) rear aspect double glazed window, storage cupboard, spotlighting.

BEDROOM TWO 10'7" x 10" (3.33m x 3.06m) front aspect double glazed window, tv point, spotlighting

BEDROOM THREE 10'6" x 6'8" (3.22m x 2.07m) front aspect double glazed window.

BATHROOM 8'1" x 5'4" (2.48m x 1.65m) dual aspect obscure double glazed windows. Three piece white suite with panel enclosed bath with mixer tap, electric shower, glazed shower screen, low level wc with concealed cistern Inset vanity unit with mixer tap, display above. Towel rail/radiator, extractor

OUTSIDE

The **FRONT GARDEN** is walled and fenced. A good lawned area and

then shared driveway leading to **SINGLE GARAGE** with up and over door. Off road parking spaces to the side and in turn leads to

REAR GARDEN which is fenced to all sides and has a large lawned area, plus external lighting and water supply.

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.

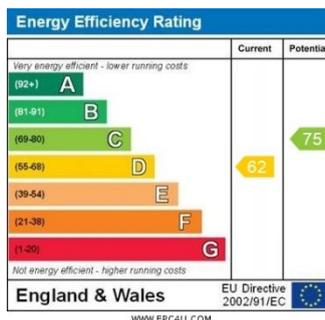
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Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in February 2026



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