CLARK ESTATES

Lawnwood Avenue

Elkesley, Elkesley, DN22 8AG

Offers over £180,000

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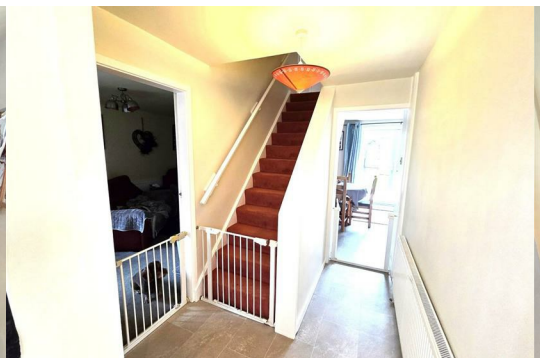
Located at the end of a cul de sac on Lawnwood Avenue, Elkesley, Retford, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The semi-detached design allows for a sense of privacy while still being part of a friendly community. The surrounding area boasts a tranquil environment, making it an excellent choice for those who appreciate a peaceful lifestyle.

This property presents a wonderful opportunity for anyone looking to settle in a picturesque village setting while enjoying the comforts of modern living. Don't miss the chance to make this lovely house your new home.



Description
This three bedroom semi detached corner plot offers a perfect blend of semi rural living. The property briefly comprises of an entrance hallway, kitchen / diner, lounge, three bedrooms and family bathroom. To the exterior there is a secure rear off road gated parking, a sectional concrete workshop and two large wooden storage sheds. The property also benefits from an array of owned solar panels of 3.6kwh and a storage battery.

Porch 8'11" x 4'0" (2.74m x 1.23m)
The front facing brick built porch has a composite side facing door, top windows, tiled floor and open plan into the hallway. Ideal for housing coats and shoes.

Lounge 18'4" x 10'0" (5.59m x 3.07m)
The lounge has dual aspect windows with a Georgian style bay to the front and patio doors to the rear leading into the South facing garden. The centre feature is the multi fuel stove with a solid wood mantle and granite hearth, two ceiling lights, carpet and radiator.

Kitchen / Diner 19'2" x 13'2" (6'8") (5.86m x 4.03m (2.05m))
The 'L' shaped kitchen / diner is a fully functional modern kitchen with high gloss grey wall and base units, with an integrated fan assisted oven, microwave, four ring electric induction hob with extractor above, space for an American-style fridge / freezer, dishwasher and washing machine. The stainless steel sink sits beneath the side facing window and a tiled floor flows throughout. Additional storage in keeping with the kitchen sits within the under stairs. French upvc doors lead into the rear garden.

Stairs & Landing
With carpet leading to the first floor landing which has an airing cupboard and access to the loft.

Bedroom One 12'7" x 10'2" (3.86m x 3.12m)
The master bedroom is a front facing double room with built in wardrobes to the side and above the bed maximising the storage space, carpet, radiator and ceiling light.

Bedroom Two 10'0" x 9'4" (3.06m x 2.87m)
A double bedroom with dual aspect windows to the side and front with carpet, radiator and ceiling light.

Bedroom Three 10'5" x 8'8" (3.18m x 2.65m)
A single bedroom rear facing with clothes rails to the alcove, carpet and radiator.

Bathroom 7'10" x 5'4" (2.41m x 1.63m)
The bathroom comprises of a white three piece bathroom suite; kidney shaped bath with an electric shower over and curved glass shower screen, handbasin and wc, part tiled walls, recess lights and an obscure rear facing window.

Outside
To the front of the property there is an enclosed low maintenance gated garden with a perimeter brick wall, side gate leading to the enclosed rear garden. The rear benefits from off road secure gated parking with access onto the back lane ideal for dog walking or a stroll in the countryside. There are two wooden sheds and a sectional concrete workshop (6.65m x 2.48m) all with power and lighting. There is a patio leading to lawn and a brick built boiler shed housing the Worcester Bosch oil boiler.

Additional Information
A great environmental and financial benefit is the array of owned solar panels and storage battery (3.6kwh) allowing for off grid electricity and feed in tariff payments. The property has triple glazed windows to most windows.

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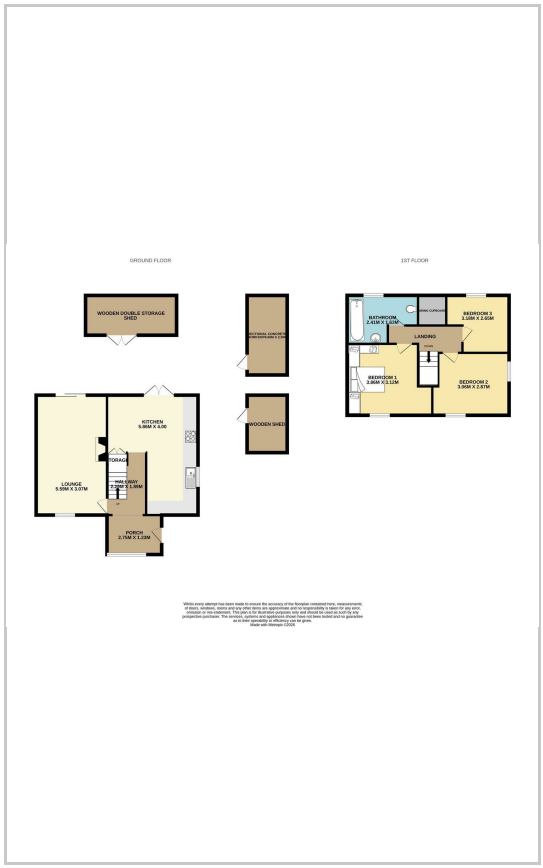
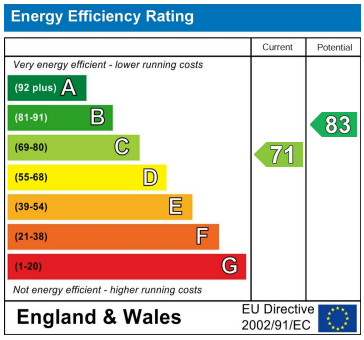
Area Map

Floor Plans



Energy Efficiency Graph



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