



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

£169,250 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

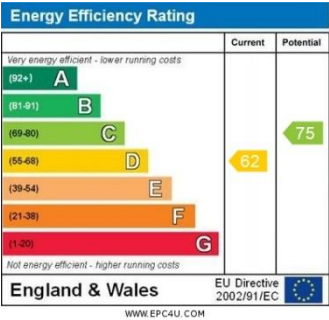
then shared driveway leading to SINGLE GARAGE with up and over door. Off road parking spaces to the side and in turn leads to REAR GARDEN which is fenced to all sides and has a large lawned area, plus external lighting and water supply.

GENERAL REMARKS & STIPULATIONS

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