



PINE COTTAGE, HIGH STREET EVERTON

A spacious two double bedroom detached bungalow on a good sized manageable plot in this favoured village of Everton. The property has a large dual aspect living room that could benefit some French doors into the garden, modern galley kitchen breakfast room and bathroom. Externally there is off road parking, subject to planning there is scope to extend the property to the rear and side.

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BROWN & CO

Property and Business Consultants

Offers in excess of £200,000

PINE COTTAGE, HIGH STREET, EVERTON,
DONCASTER, DN10 5AR

LOCATION

Evertton is a highly regarded village presently boasting a range of local amenities including primary school, public houses, village hall, cricket ground, recreation ground etc.

Straddling the A631, the boutiques, bars and restaurants of Bawtry are a short car journey away. Commuting into Doncaster and the south Yorkshire conurbation in general is feasible. The A1M lies to the west from which the wider motorway network is available. Both Retford and Doncaster have direct rail services into London Kings Cross (approx. 1hr 30 mins from Retford).

DIRECTIONS

What3words:///laws.swims.always

ACCOMMODATION

Part glazed UPVC door into

ENTRANCE HALL with front aspect double glazed window. Floor to ceiling built-in cupboards.

KITCHEN BREAKFAST ROOM 17'6" x 7'9" (5.36m x 2.42m) with three double glazed windows, French door leading into the garden. An extensive range of mushroom coloured base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit, space and plumbing below for washing machine, space for free standing cooker with extractor canopy above and space for two under counter appliances. Electric storage heater. TV and FM aerial points. Part tiled walls, spotlighting. Floor standing Worcester oil fired central heating boiler, ample wood effect working surfaces.

LOUNGE DINING ROOM 23'2" x 13'0" (7.06m x 4.00m) large front aspect picture window. Additional double glazed window overlooking the garden. Feature brick fireplace on raised tiled hearth with fitted electric fire. TV aerial lead.

INNER HALLWAY with access to roof void, extractor,

BEDROOM ONE 10'5" x 10'9" (3.21m x 3.32m) front aspect double glazed window. Laminate flooring, built-in double wardrobe with hanging and shelving space.

BEDROOM TWO 9'9" x 7'9" (3.03m x 2.41m) rear aspect double glazed window with views to the garden. Built-in double wardrobe with hanging and shelving space.

BATHROOM 6'8" x 5'6" (2.07m x 1.71m) rear aspect obscure double glazed window. Three piece white suite of wood panel enclosed

bath with bomb style taps, electric shower over with glazed screen, pedestal hand basin, low level wc, part tiled walls, wood clad ceiling, extractor.

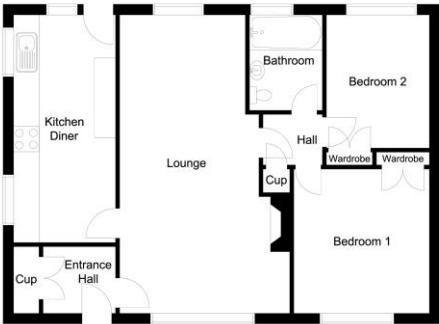
OUTSIDE

The front is walled and hedged, a good area of grass with shrub and flower borders. Wrought iron double gates giving access to the driveway. Pedestrian access to the side with external water supply.

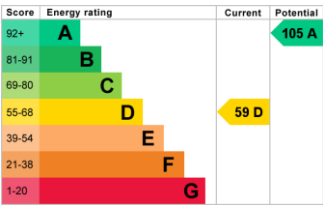
The rear garden is fenced and walled to all sides. A good area of lawn, hard standing for a greenhouse or shed. External lighting.

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. Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112. 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 July 2026.



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