



SHANGRI-LA, MAIN STREET, HAYTON

£475,000



SHANGRI-LA, 4 Main Street, Hayton, Retford, Nottinghamshire, DN22 9LL

DESCRIPTION

This is a well-appointed four bedroom detached bungalow ideal for family occupation and for those with an equestrian or livestock based hobby as the property includes stabling to the rear together with a useful paddock extending to the approximately 1.82 acres (0.74 hectares) subject to measured site survey.

The living arrangements are well planned of a light and airy nature and particularly generous with good room sizes and circulation hallways.

The accommodation commences with a wide reception hall which there is a further hallway and cloakroom hosting wc. The principle reception room of lounge is particularly generous with a substantial rustic brick fireplace and bay window to front. Double doors connect to the dining room which permits formal entertaining. The living / breakfasting kitchen allows informal dining together with an area suitable for seating if required having direct access via double doors onto the rear garden. The kitchen is well fitted with a range of deep granite topped base units, central island and appliances including range cooker. A useful utility room is also provided.

There are four bedrooms with a master bedroom having an en-suite shower room; the family bathroom is also well appointed.

The exterior of the property offers a wealth of attributes. The bungalow occupies an elevated position set back from Main Street and is approached by a sweeping driveway. The driveway leads to an extensive vehicle parking / manoeuvring court to one side which is capable of parking numerous vehicles. Lawned gardens exist to front and rear with patio areas within the rear affording views directly over the paddock.

There is a reconstituted stone stable block with three loose boxes and tack room, these are ideally positioned and visible directly from the kitchen. Extending to the rear is the paddock which borders onto a lane at the rear with gateway access.

The property is equipped with gas fired central heating.

LOCATION

The property enjoys the aforementioned elevated position overlooking Main Street. Hayton is a very popular village within this area lying close to the Chesterfield canal amidst gently underlying North Nottinghamshire countryside. Hayton lies immediately adjacent to the village of Clarborough which offers a variety of amenities including Primary School, convenience store, Public House, Village Hall etc. The nearby market town of Retford offers a full range of facilities.

Hayton is conveniently placed for a good road network and this area in general is served by excellent transport links including rail service to London's Kings Cross from Retford (sub 1 hour 30 minutes). Air travel is feasible by nearby international airport, Doncaster, Sheffield. Leisure amenities and educational facilities, both state and independent, are well catered for. There are a variety of lanes and bridleways extending from the rear of the property, ideal for hacking out and countryside walks.

DIRECTIONS

Leave Retford eastbound on the A620, proceed into Clarborough at the sharp right bend (bottom of hill), turn left onto Main Street. Proceed along and Shangri-La is the first bungalow on the right.

ACCOMMODATION

OPEN ENTRANCE PORCH



RECEPTION HALL generously proportioned, coving, wall light points and tiled flooring. Double doors open to



INNER HALL again generously proportioned, ceiling down lighters, coving, complementary tiled flooring, radiator

CLOAKROOM low suite wc, pedestal wash hand basin, coving, tiled flooring, radiator.

LOUNGE 25'0" x 23'6" (7.61m x 7.15m) dimensions to rear of chimney breast and into semi-circular bay window overlooking front grounds. Substantial rustic brick fireplace, raised hearth and a beamed mantle over. Coving, oak flooring, double doors



DINING ROOM 15'9" x 14'11" (4.79m x 4.54m) dual aspect coving, oak flooring, radiator and complimenting double doors opening into



LIVING / BREAKFASTING KITCHEN 23'1" x 19'4" (7.04m x 5.90m) 'L' shaped, maximum dimensions quoted. Bright and airy dual aspect including French double doors opening to rear garden. Comprehensively appointed with range of country ivory cream fittings to base level, surmounted by deep polished granite working surfaces. Complimenting central island incorporating breakfast bar. Granite upstands, recessed sink unit. Appliances include integrated dishwasher, Rangemaster, double oven, six hob cooking range with tiled splashback and contemporary extractor hood over. Coving down lighters. Tiled flooring, radiators.



UTILITY ROOM 10'9" x 10'5" (3.29m x 3.18m) 'L' shaped maximum dimensions quoted. Tiled flooring, Vaillant gas fired central heating boiler, plumbing for washing machine, access hatch to roof void, radiator.

FURTHER INNER HALL with French double doors opening directly to rear garden, range of fitted cloaks cupboards, down lighters, coving, radiators.



BEDROOM ONE 16'8" x 14'11" (5.08m x 4.54m) maximum measured to rear of chimney breast and into semi-circular bay window to front. Coving, radiator. Off to



ENSUITE SHOWER ROOM with quadrant showering enclosure, hosting Aqualisa shower with remote start/stop, pedestal wash hand basin, low suite wc. Tiled around fittings and flooring in natural tones to complement, down lighters, radiator.

BEDROOM TWO 12'0" x 12'0" (3.66m x 3.66m) coving, radiator



BEDROOM THREE 12'0" x 12'0" (3.66m x 3.66m) views over rear grounds and paddock, coving, radiator.

BEDROOM FOUR 12'4" x 11'0" (3.75m x 3.35m) Coving, radiator

FAMILY BATHROOM with attractive white contemporary suite of double ended bath within a tiled plinth. offset surface mounted taps, 1200 showering enclosure and Aqualisa shower having remote stop / start. Pedestal wash hand basin, low flush wc. Tiled to half height and flooring in natural tones to complement. Coving, down lighters, integral linen cupboard, radiators.



OUTSIDE

Shangri-La enjoys an elevated position over Main Street with the bungalow set back from the road. Tarmacadam driveway sweeps between lawned garden areas with mature tree screening, hedges and flower border. Wide paved steps lead to the front entrance door. The driveway continues to the side of the property where there is substantial vehicle parking and manoeuvring court. This is part tarmacadam and part concrete and is capable of hosting numerous cars. To the rear of the drive is a reconstituted stone/brick **stable block** with front covered amenity area. The stable block comprises three individual loose boxes each, plus tack room with lighting and power.



To the rear of the property there is an attractive rear garden area to be enjoyed by all the family. A paved and gravelled path extends along the rear elevation of the property including a paved patio and brick walling having two sets of steps up to the lawned garden extending beyond with further patio and raised planter.

Extending beyond is the paddock, approx. 1.82 acres (0.74 hectares - subject to measured site survey, with gated access onto "Lovers Lane" (track).

GENERAL REMARKS and STIPULATIONS

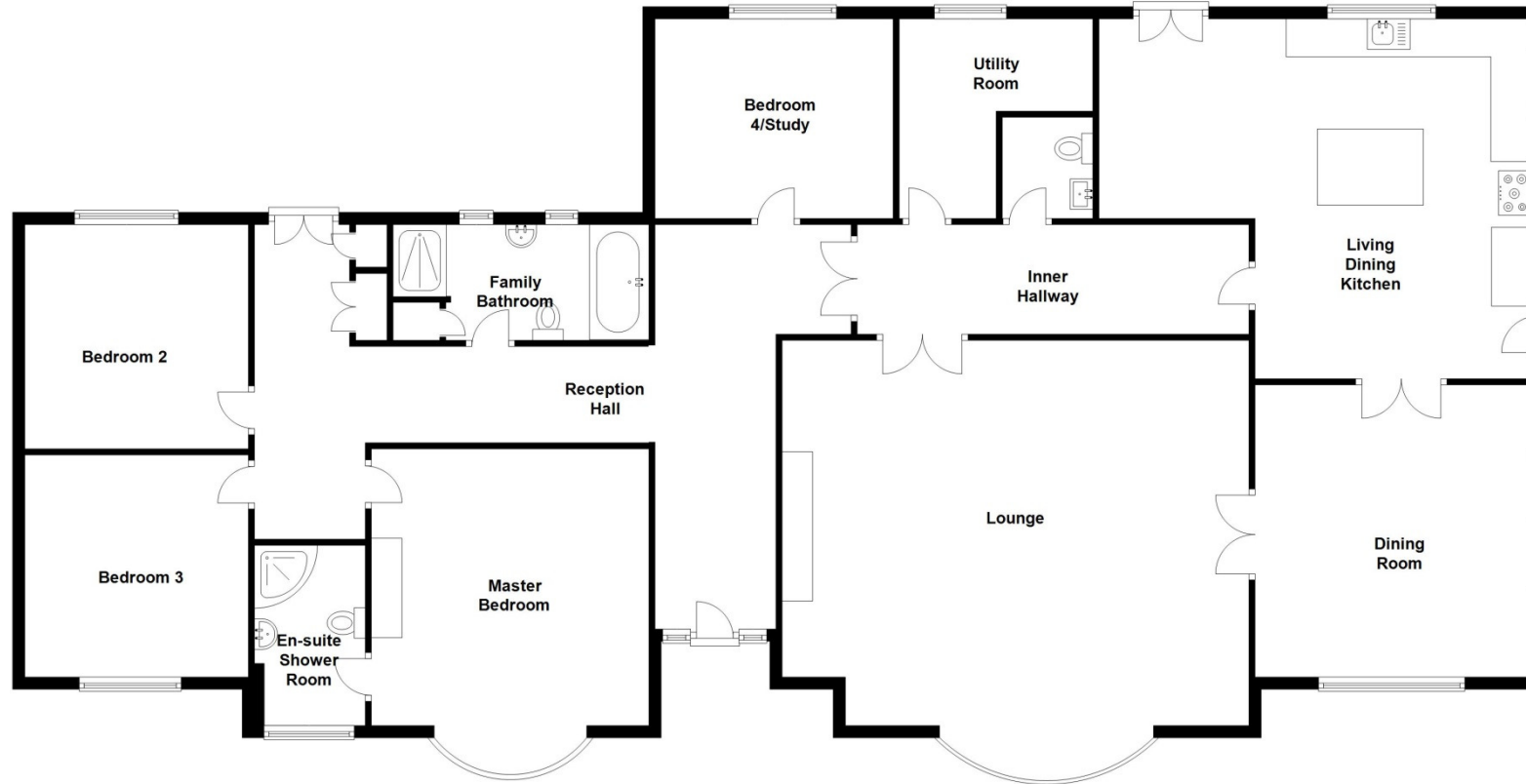
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These particulars were prepared in May 2017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		66	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		58	69
EU Directive 2002/91/EC			



Ground Floor



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