# DOWNLEA, 51 TOWN ST, LOUND

£399,000

# DOWNLEA, 51 TOWN STREET, LOUND, RETFORD, NOTTINGHAMSHIRE, DN22 8RT

## DESCRIPTION

Downlea is a fine detached residence ideal for family occupation balancing generous living space with a most attractive linear plot in all extending approximately 0.85 acres (0.34 hectares) subject to detailed site survey.

The cottage and grounds are laid out in a typical Lound manner enjoying frontage to Town Street, the original cottage now benefitting from a two storey rear extension, the long plot extends rearwards.

The accommodation retains character attributes such as brick fireplaces with stove and beamed ceilings. Two good reception rooms of sitting room and dining room span the generous front reception hall to the rear of which is a study. The breakfast kitchen is generous with an external door and ancillary accommodation of utility, cloakroom and walk in pantry. The five bedrooms radiate off the central landing, the master bedroom being dual aspect and having an en-suite shower room. The house bathroom has been attractively appointed with a white suite.

The property lends itself to a sympathetic scheme of modernisation to a purchasers own tastes and specification but is already equip with gas fired central heating.

To the rear there is a range of versatile outbuildings capable of further enhancement including a 1.5 storey brick barn with attached double garage having electrically operated roller shutter door.

The gardens extending rearwards on maturing nature featuring a variety of trees and shrubs. The rear most area is set aside as woodland with a variety of mixed native trees partly formed in spinny's and an avenue walkway.

## LOCATION

The property enjoys frontage to Town Street in the heart of the much desired village of Lound. Lound boasts a popular Public House, Village Hall and recreation ground.

The village is situated to the east of the A638 putting nearby towns of Retford and Bawtry nearby. Doncaster and the South Yorkshire conurbation is commutable. With the A1M lying to the west the wider motorway network is available. The area has excellent transport links with Kings Cross direct service from Retford sub 1 hour 30 minutes. Air travel is catered for by nearby Doncaster Sheffield nearby airport.

## DIRECTIONS

Leaving Retford northbound on the A638 turn right at Sutton Bridge towards Sutton and signposted Mattersey. Pass through the village of Sutton cum Lound then turn right at the next crossroads entering the village of Lound. At the next crossroads turn left onto Town Street passing the pub on the right and a little further on Downlea will be found on the right hand side.

## ACCOMMODATION

### GROUND FLOOR

RECEPTION HALL 13'3" x 9'3" (4.04m x 2.83m) with brick fireplace and solid fuel stove, exposed beam ceiling, staircase to first floor. Versatile living space, radiator.

SITTING ROOM 13'3" x 11'8" (4.04m x 3.56m) with rustic brick fireplace, beamed accents to ceiling, radiator.

STUDY 8'9" x 8'5" (2.66m x 2.58m) radiator.

DINING ROOM 14'3" x 13'2" (4.35m x 4.01m) beamed ceiling, dual aspect, serving hatch from kitchen, radiator.

BREAKFAST KITCHEN 15'10" x 12'10" (4.82 x 3.92m) range of fitted units wall and floor level, base units surmounted by marble effect working surfaces. 2.5 sink unit, tiled splashbacks, dual aspect, woodgrain effect upvc double glazed side entrance door, appliance spaces, Glowworm gas fired central heating boiler, radiator.

UTILITY ROOM 13'0" max x 6'10" (3.95m max x 2.09m) max dimensions inc wc with sink unit and base cupboards, additional working surface, plumbing for washing machine. Top level storage cupboard, roof light.

CLOAKROOM low suite wc, washhand basin with tiled splashback.

WALK IN PANTRY with range of fitted shelving.

FIRST FLOOR

LANDING

BEDROOM ONE 13'0" x 12'10" (3.95m x 3.91m) light and airy being dual aspect, radiator, in built wardrobe

ENSUITE SHOWERROOM with square showering enclosure, Mira shower, vanity washhand basin with base cabinet, low suite wc, radiator.

BEDROOM TWO 14'3" x 10'3" (4.35 x 3.12m) ideal guest bedroom with washhand basin and tiled splashback, dual aspect, radiator.

BEDROOM THREE 13'3" x 11'7" (4.04m x 3.52m) radiator.

BEDROOM FOUR 10'0" x 9'10" (3.05m x 2.99 max) measured to rear of chimney breast with airing cupboard and inbuilt wardrobe, radiator.

BEDROOM FIVE 8'5" x 8'2" (2.57m x 2.49m) of character, with in built storage cupboards, roof light, sloping ceiling, radiator.

BATHROOM attractively appointed with white suite and panelled bath having Victoria style bath shower mixer, pedestal washhand basin, low suite wc, mermaid style boarding around principle fittings, tiled flooring, roof light, radiator.

OUTSIDE Downlea is situated in the middle of the village and has a traditional Lound plot extending rearwards in all approx. 0.85 acres (0.34ha).

A driveway leads off Town Street to the side of which is a block paved path to the side entrance door and raised paved patio. Adjacent lawn cottage garden with deep shrubbery.

Range of outbuildings briefly comprising fuel store, 1.5 storey **barn 20'2" x 11'8" (6.14m x 3.54m)**, **double garage 19'4" x 18'9" (5.89m x 5.72m)** with electrically operated roller shutter door and roof light. Light and power.

The driveway terminates with another hardstanding and the formal gardens extend beyond principally laid with an expanse of lawn, perimeter and inset shrubberies, including a variety of roses, shrubs and fruit trees. Mature hedgerows divide and provide privacy, creating separate lawned areas.
At the very rear is an area set aside to woodland with a variety of mixed native trees partly formed in spinny's and an avenue walkway. This area terminates adjacent to Neatholme Lane which has bridleways and countryside walks extending beyond.

## GENERAL REMARKS and 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 F.
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 finalising 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.
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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.
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.
Your home may be repossessed if you do not keep up repayments on your mortgage.
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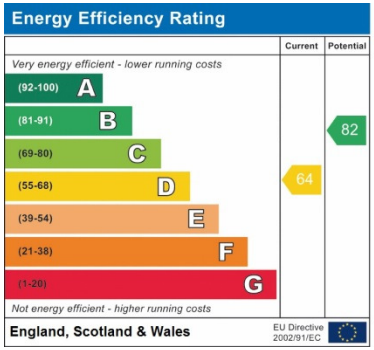
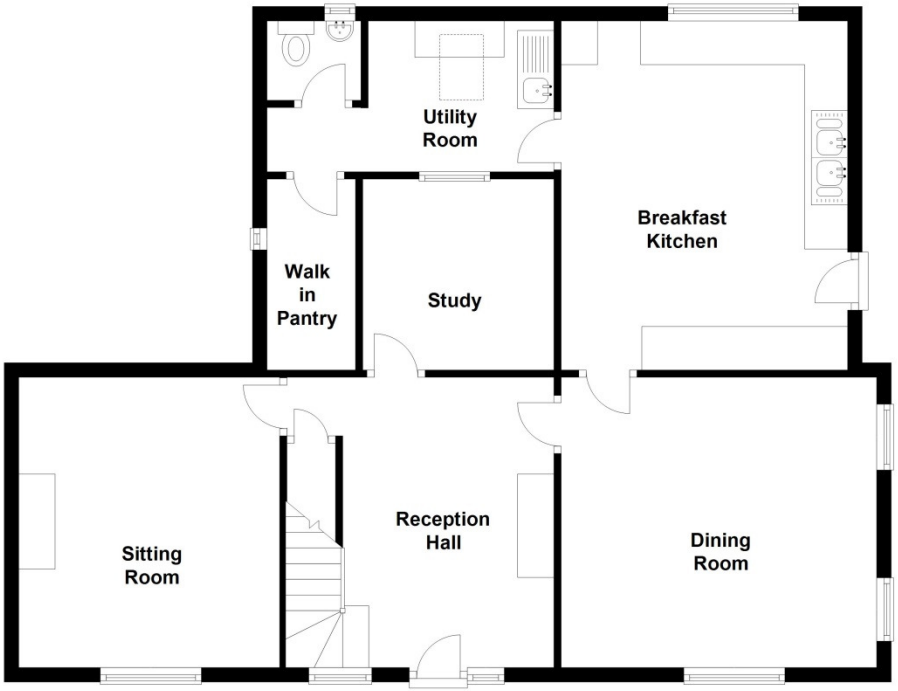
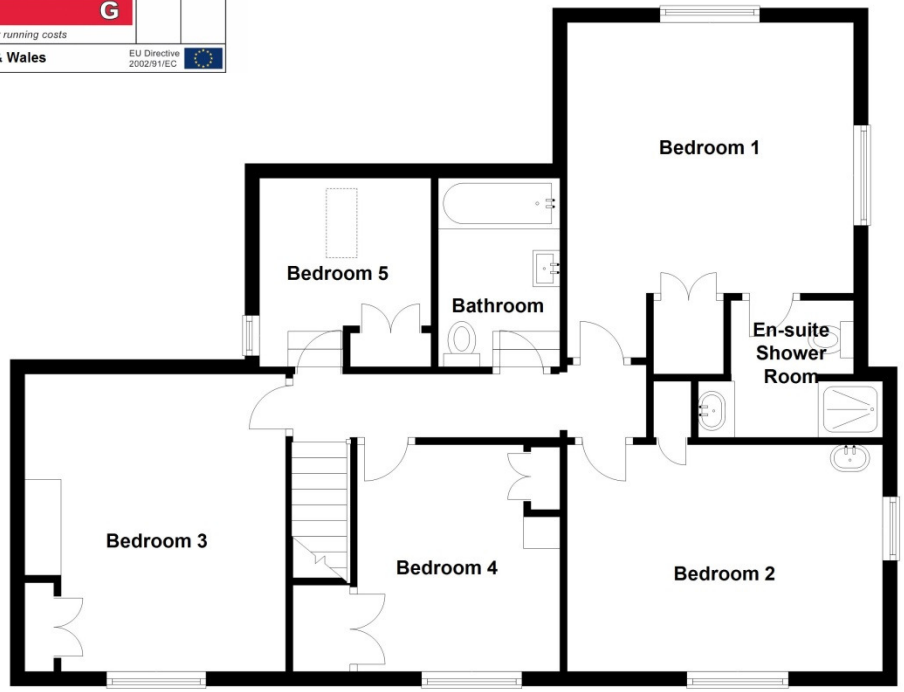
These particulars were prepared in June 2017




## Ground Floor




## First Floor

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