



Low Holland Lane, Retford DN22 9HH

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EXCLUSIVE



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We offer to the open market a versatile detached five bedroom bungalow situated on a plot of approximately one third of an acre with field views to the rear in the popular village of Sturton Le Steeple with access to surrounding market towns all of which are well served with local amenities, including shops, cafés restaurants, schools, leisure facilities and numerous transport links to the north and south of the country. VIEWING IS HIGHLY RECOMMENDED to appreciate the accommodation on offer.





ACCOMMODATION

Half glazed uPVC double glazed entrance door with obscure glass and matching side windows leading into:

ENTRANCE PORCH

Parquet flooring, glazed door with side windows leading into:

T SHAPED ENTRANCE HALLWAY

Part vaulted ceiling with velux window, telephone point.

LOUNGE/DINING ROOM

30'11" x 11'11"

Double glazed oriel bay window to the front elevation, TV and telephone points, wall light points, central fireplace with mahogany fire surround and coal effect LPG gas fire on marble hearth with matching insert. Double glazed French doors opening to the garden.

SITTING ROOM

11'4" x 9'8"

Double glazed window to the front elevation, TV point and wood effect flooring.

BREAKFAST KITCHEN

14'7" x 13'3"

Double glazed window to the rear elevation, range of wood fronted base and wall mounted cupboard and drawer units, Belfast sink with drainer to either side and mixer

tap, four ring electric hob with extractor over, built in electric oven and grill, space and plumbing for upright fridge freezer, vaulted ceiling with velux window, part tiled walls, dresser style unit, recessed lighting. Half glazed door to the rear elevation.

UTILITY ROOM

13'5" x 5'10"

Windows to side elevations and door opening to the garden, wall mounted cupboards, space and plumbing for washing machine and dishwasher, space for tumble dryer, quarry tiled flooring, sink with taps over. Door to Conservatory and further door to:

CLOAKROOM

Obscure double glazed window to the side elevation, suite comprising low level w.c. and wall mounted hand basin with tiled splashback, quarry tiled flooring.

CONSERVATORY

13'0" x 8'5"

Double glazed windows with two sets of French doors leading out to the garden, polycarbonate ceiling, tiled flooring.

BEDROOM ONE

11'8" x 11'8"

Double glazed window to the front elevation, telephone point, built in wardrobe with mirror fronted sliding doors with hanging and shelving space. Door opening to:



EN SUITE SHOWER ROOM

Obscured double glazed window to the front elevation, suite comprising corner fitted shower cubicle with glazed screen and electric shower, pedestal wash hand basin, low level w.c. ceramic tiled walls, extractor fan and shaver socket.

BEDROOM TWO

12'7" x 11'10" to maximum dimensions

Double glazed window to the rear elevation with views to the rear garden and fields beyond.

BEDROOM THREE

11'7" x 7'1"

Double glazed window to the rear elevation with views over the rear garden and fields beyond, built in wardrobe with hanging space and shelving.

BEDROOM FOUR

9'3" x 7'5"

Double glazed window to the side elevation, telephone point.



BEDROOM FIVE/STUDY

10'8" x 7'7"

Double glazed window to the front elevation, built in wardrobes, telephone point.

FAMILY BATHROOM

11'7" x 8'4"

Two double glazed obscure windows to the rear elevation, five piece white suite comprising panel bath with mixer tap, tiled shower cubicle with bi-fold glazed screen and mains fed shower, white low level w.c., pedestal wash hand basin with mixer tap, bidet with mixer tap, ceramic tiled floor, part tiled walls, uPVC cladding to ceiling, spotlights, extractor and shaver socket.

EXTERNALLY

To the front is hedging to all sides with a five bar gate giving access to the driveway and providing space for multiple vehicles. Lawned area with established shrubs, flower beds and borders. Access to both sides of the property leads to the rear garden. The rear garden is also hedged to all sides, with crazy paved curved patio with retaining brick walls and steps leading up to the main garden which is lawned with established and well stocked shrubs, flower beds and borders. Oil tank (fitted in 2023)



INTEGRAL TANDEM GARAGE

With electrically operated roller door, personal door to the rear, oil fired central heating boiler (installed February 2024)

COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'E'

TENURE - Freehold

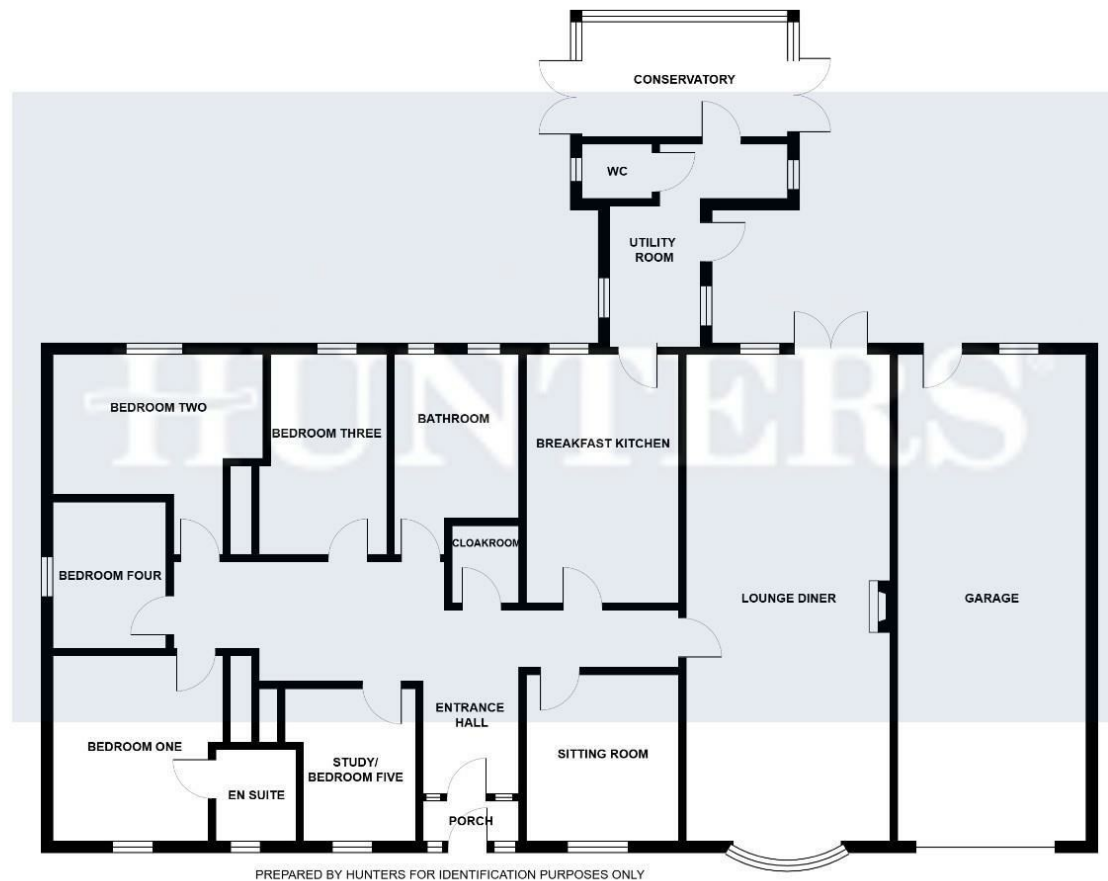
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted'

AGENTS NOTE

We are advised there is no radiator in Bedroom four.

We are further advised that the oil tank was fitted in 2023 and the central heating boiler installed February 2024.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Gainsborough -
01427 616118 <https://www.hunters.com>

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