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## Ducie Lane

Bole, DN22 9EY

Offers In The Region Of £425,000



Council Tax: D



# Church Farm DUCIE LANE

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## DESCRIPTION

Briefly the property comprises entrance hall, lounge, dining room, kitchen, study, cloakroom and conservatory to the ground floor whilst upstairs are three bedrooms, one with en suite and a family bathroom. The separate annexe has a living room, bedroom and shower room. Outside is a private garden to the rear and car port to the front facilitating off street parking for two vehicles. The property also benefits from oil central heating, double glazing and original features including wooden beams to the ceilings and wooden ledge and brace doors throughout. Bole is a small village lying just off the A620 towards the market town of Retford which benefits from having an East Coast mainline railway station, offering excellent commuter links to London and amenities.

## ACCOMMODATION

The property is accessed via a porched entrance with oak door leading into:

### ENTRANCE HALL

6'1" x 14'7" (1.87m x 4.45m)

With doors leading to dining room, kitchen and conservatory, stairs rising to the first floor with space under for storage, slate floor, inset lights to ceiling and radiator.

### DINING ROOM

14'9" x 14'5" (4.51m x 4.41m)

Central feature fireplace with log burner on tiled hearth, built in cupboard with shelves, reclaimed solid oak floorboards, spotlights to ceiling, window to the front elevation and French doors leading out to the rear garden. Door leading into

### LOUNGE

14'9" x 13'9" (4.51m x 4.21m)

Central feature fireplace with inset multi fuel burner on tiled hearth, inset log store adjacent, inset lights to ceiling, windows to the front, side and rear elevations.

### KITCHEN

14'5" x 10'5" (4.41m x 3.20m)

Fitted kitchen with ample base units and complimentary worktops, breakfast bar, range cooker with extractor over, integrated dishwasher, spaces for concealed washing machine and fridge freezer within larder unit, wine rack, inset lighting, slate flooring, stable door opening to rear garden and further door leading into

### HOME OFFICE/STUDIO

9'7" x 9'9" (2.93m x 2.98m)

Laminate flooring, telephone point, inset lights to ceiling window to the front elevation and radiator. Door leading into:

### DOWNSTAIRS CLOAKROOM

Low level flush w.c., and wash hand basin, inset lights to ceiling, quarry tiled flooring, window to the rear elevation and radiator.

### CONSERVATORY

14'8" x 8'5" (4.48m x 2.57m)

Overlooking the rear garden and accessed from the entrance hall via French doors, with tiled flooring, venetian blinds, ceiling light and wall lights.

### FIRST FLOOR LANDING

15'0" x 7'10" to its maximum dimension (4.58m x 2.39m to its maximum dimension)

Split galleried landing leading to the original east wing, also providing access to the three bedrooms and family bathroom. Inset lighting and window to front elevation and radiator,

### BEDROOM ONE

14'9" x 9'7" (4.52 x 2.94)

Range of fitted wardrobes with central shelf unit and antique fitted mirror over. Windows to front and rear elevations and radiator. Inset lighting.

### BEDROOM TWO

14'9" x 9'7" (4.52 x 2.94)

Laminate flooring, windows to front and rear elevations, built in bookcase shelving, two radiators. Further dressing / shelved storage area with radiator, leading to large walk-in wardrobe and ensuite.

### EN SUITE

5'1" x 9'8" (1.55m x 2.97m)

Comprising walk in shower with curved glass screen, pedestal wash hand basin with mirror over, low level flush w.c., storage area, inset lights to ceiling, tiled flooring and window to the front elevation.

### BEDROOM THREE

10'7" x 7'7" (3.25m x 2.32m)

Window to the rear elevation and radiator.

## FAMILY BATHROOM

10'9" x 7'0" (3.29m x 2.14m)

Part tiled with matching white suite comprising Villeroy and Boch deep bath, fully tiled walk in shower, two square Belfast sinks with shelving underneath, low level flush w.c., fitted open shelved airing cupboard, inset lighting to ceiling, reclaimed solid oak floorboards. Velux window.

## ANNEXE

Built over the car port the annexe has its own access from the rear garden or through the car port and consists of a living room, bedroom and shower room.

## LIVING ROOM

13'0" x 11'4" (3.97m x 3.46m)

Two Velux windows to the rear and two windows to the front elevation, central light fixture to ceiling, radiator and doors into the bedroom and shower room

## BEDROOM

13'0" x 8'2" (3.97m x 2.49m)

Window to the front elevation, Velux window to ceiling and radiator.

## SHOWER ROOM

7'4" x 8'7" to maximum dimension (2.25m x 2.64m to maximum dimension)

Fully tiled walk in shower, circular ceramic counter-top basin, concealed cistern w.c., inset lights to ceiling, extractor fan and radiator.

## EXTERNALLY

The front garden has a lawned area with mature beds and to

the side is a greenhouse, stone chip area and brick housing for the oil tank. The rear garden is laid to lawn with mature beds, trees, a patio area, fish pond, wildlife pond and is accessed from the kitchen and dining room with gate to the side, outside tap, Worcester Bosch boiler in external housing, The double carport to the front has doors leading into the annexe and a workshop.

## DOUBLE CARPORT

23'5" x 15'8" (7.15m x 4.79m)

Facilitating off street parking for two vehicles with power and lighting, storage cupboard under the annexe stairs with fuse box. Door leading into workshop and stairs to the annex.

## WORKSHOP

9'6" x 8'9" (2.91 x 2.69)

With power and lighting, roof store and window to the side elevation.

## TENURE - Freehold

## COUNCIL TAX

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

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



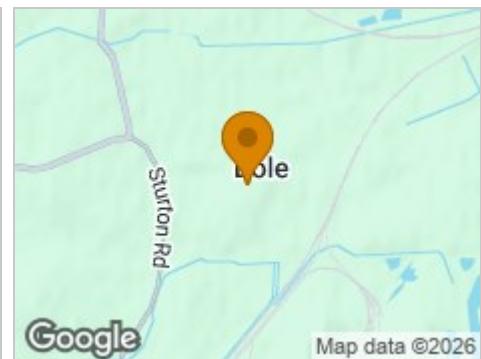
## Road Map



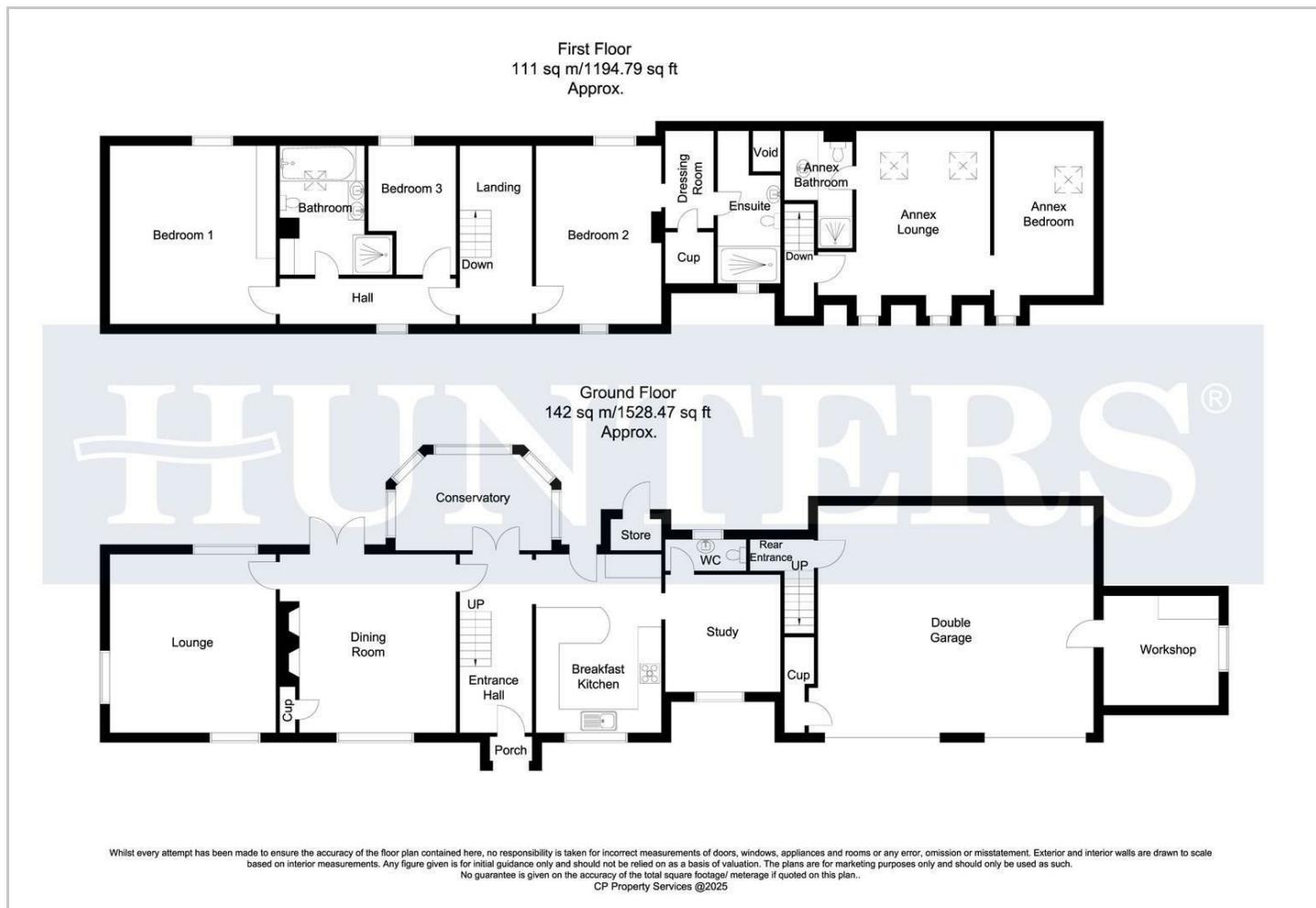
## Hybrid Map



## Terrain Map



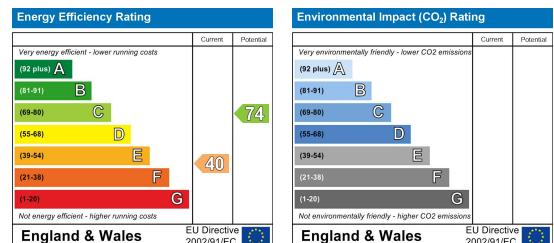
## Floor Plan



## Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.