



Chapel Lane, Scrooby DN10 6AE

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EXCLUSIVE



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We offer to the market a four bedroom detached dormer bungalow including an additional 1 bedroom annexe suitable for rental or Air BNB (subject to the relevant checks being carried out) and being sold with NO CHAIN. Viewing is HIGHLY recommended.





DESCRIPTION

Briefly the bungalow comprises four bedrooms, one of which is currently used as a dining room, lounge, kitchen, bathroom and two utility rooms incorporating a shower, whilst the annex has lounge, kitchen, shower room and upstairs bedroom. There are gardens to the front and rear with a summer house and drive allowing off road parking for several vehicles. The property also benefits from gas central heating and double glazing.

Scrooby is a village lying one mile south of Bawtry and 10 miles north of Retford and both towns have a wealth of amenities including schools, shops, restaurants and sports facilities. Retford also lies on the east coast main line with fast connections to the capital and the A1 is only a short drive away. The village has a rich history having been the main base for the separatists led by William Brewster who set sail to the Americas in 1620 and is said to have been visited by royalty including Henry the Eighth. The public house in the village is called "The Pilgrim Fathers"

ACCOMMODATION

The property is accessed via a solid wood double glazed security door with glass panels leading into Entrance porch with coat hangers and store housing the electric meters. Door leading into:

L SHAPED FRONT ENTRANCE HALL

20'2" x 6'6", 200'1" to its maximum dimensions

Providing access to the kitchen, bathroom, downstairs bedrooms (one currently used as a dining room), downstairs cloakroom, utility room with shower, stairs to first floor and leading round to the rear entrance hall. Built in cupboard, tiled flooring and radiator.

LOUNGE

27'2" x 12'11"

Feature fireplace with wood surround, telephone point, two concealed radiators, two overhead fans, window to front, wooden doors leading into:

GARDEN ROOM

8'3" x 15'1"

Rear facing with panel flooring, solid roof with doors to the side elevation.

BREAKFAST KITCHEN

10'4" x 11'5"

Fitted kitchen comprising wall and base units with complementary worktops, space for range style cooker, original built coal fired oven, space for fridge, sink and drainer with mixer tap, wooden wall units, plate unit, tiled flooring, window to the rear elevation, door opening into pantry with shelving, tiled floor, worktop, wall mounted Worcester boiler and window to the rear elevation.



BEDROOM ONE

11'9" x 12'3"

Built in wardrobe, wood panel flooring and window to the front elevation.

BEDROOM TWO/DINING ROOM

13'5" x 11'10"

Currently used as a Dining Room.

Wooden wall and corner units, wood panel flooring, window to the front elevation and radiator.

BATHROOM

6'8" x 9'1"

Matching white suite comprising stand alone bath, wash hand basin in wood vanity unit with cupboard, w.c. with high level cistern, wall unit, towel holder, wall radiator, further cupboard with shelves, inset towel holder, electric down heater, extractor fan, and window to the rear elevation.

UTILITY

11'9" x 5'2"

Wall and base units, with complementary worktop and space under for washing machine, sunken Franke sink with two overhead taps and splashback, towel rail, radiator, inset towel shelves, spotlights to ceiling, arch into tiled shower cubicle with Redring electric shower and extractor. A wooden door leads into a further utility room which measures 1.60m x 3.59m with wall and base units, worktop with space under for dryer, and obscure window into annex shower room.



DOWNSTAIRS CLOAKROOM

Part tiled wall, low level flush wc, wall hand basin with splashback, towel holder, wood panel flooring and window to the side elevation.

FIRST FLOOR LANDING

6'11" x 4'8"

Access to the two bedrooms and eaves storage with Velux window and tiled flooring.

BEDROOM THREE

13'5" x 8'9"

TV point, sectional wood flooring, window to the front elevation.

L SHAPED BEDROOM FOUR

15'4" x 11'11" to its maximum dimensions

Built in wardrobe and desk, Velux window to the side, wood sectional flooring, two wall lights

ANNEXE

With accommodation comprising lounge, kitchen, shower room and bedroom as detailed below:

KITCHEN

8'0" m x 6'3"

Accessed from a side aluminium/wood double glazed door with glass panels having wall and base units, built in cooker with four ring electric hob and extractor fan over,



space for fridge, built in cupboard housing meters, sink with mixer tap and splashback tiling, spotlights to ceiling, tiled flooring and space leading into:

LOUNGE DINER

11'5" m x 12'2"

Built in cupboards, air conditioning unit, wooden doors to the rear with glass panels, spiral staircase to first floor bedroom, window to the side elevation and space into:

SHOWER ROOM

5'8" x 7'8"

Shower cubicle, pedestal wash hand basin, low level flush wc, wall units, tiled flooring, plumbing for washing machine, extractor fan and obscure window into the utility room.

BEDROOM

16'8" x 9'4"

Wood panel flooring and Velux window.

EXTERNALLY

Driveway to the rear accessed from Chapel Lane allows off road parking for several vehicles, paving and lawn, trees and mature shrubs, outside tap and summer house. A passage to the side leads to the private front garden which is laid to lawn with paving, raised beds with mature shrubs in shale beds, outside tap, and workshop with power.

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.



SUMMER HOUSE

15'10" x 7'5"

Wooden construction with power and lighting plus windows 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 'E'

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

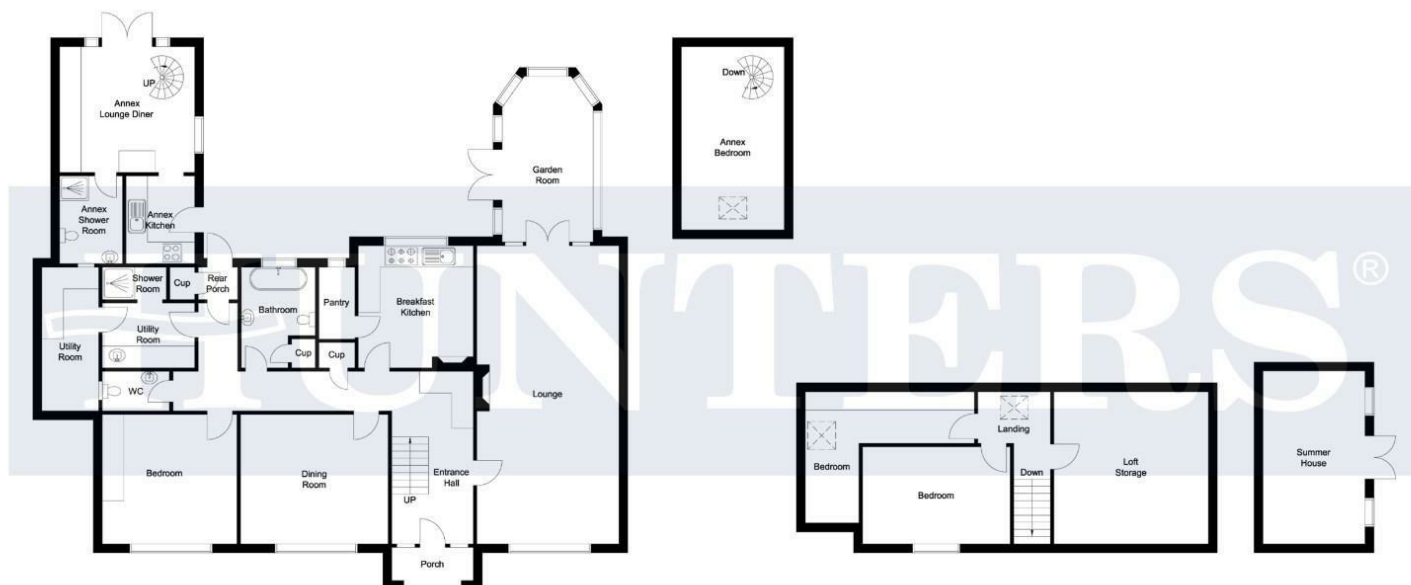
AGENTS NOTE

The property is accessed from Chapel Lane via a drive to the rear of the property.

Ground Floor
159 sq m/1711.46 sq ft
Approx.

First Floor
61 sq m/656.59 sq ft
Approx.

Outbuilding
14 sq m/150.69 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2025

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 Bawtry -
01302 710773 <https://www.hunters.com>

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