



13 WINSTON GREEN, MATTERSEY THORPE

A modern mid-terrace house with generous bedrooms, fitted breakfast kitchen, good lounge/diner opening onto south facing rear garden. Good levels of storage and edge of village location.

£89,950

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BROWN & CO

Property and Business Consultants

13 WINSTON GREEN, MATTERSEY THORPE, DONCASTER, DN10 5EP

LOCATION

The property is situated on Winston Green, to the edge of the village of Mattersey Thorpe lying amidst undulating North Nottinghamshire Countryside, close to the border with South Yorkshire. The village is readily connected to an excellent road network placing Retford, Bawtry and Doncaster within comfortable commuting range. Transport links in the wider area by road, rail and air are excellent. Mattersey itself has a primary school and in the wider region there are other educational facilities (both state and independent). Leisure amenities and recreational facilities are well catered for too.

DIRECTIONS

Leaving Retford northbound on the A638 at the base of the railway bridge turn right signposted Sutton proceeding through Sutton and into Mattersey following the road around to the T-junction. Proceed diagonally over, past the school on the left and head towards Mattersey Thorpe. Sweep around the bend into the village and turn right into Broomfield Lane, next right onto Bader Rise and follow this around as it turns into Winston Green with the property of the left.

ACCOMMODATION

LOUNGE DINER 18'9" x 9'6" (5.70m x 2.91m) with front entrance door having canopy over, front aspect windows, radiator.

BREAKFAST KITCHEN 15'6" x 10'0" (4.72m x 3.04m) with range of fitments to wall and floor level, ample working surfaces and contemporary tiled splash backs, appliance recesses including plumbing for washing machine, sink unit. Integrated appliances include oven, halogen hob and extractor over. Two good storage cupboards, recess hosting multi-fuel stove/central heating boiler. Tiled flooring, radiator.

FIRST FLOOR

LANDING storage cupboard, airing cupboard, radiator.

BEDROOM ONE 16'6" x 8'8" (5.04m x 2.63m) front aspect window, radiator.

BEDROOM TWO 12'7" to 16'6" x 9'9" (3.83m to 5.04m x 2.97m) front aspect windows, access hatch to roof void, radiator.

HOUSE BATHROOM white suite of paneled bath with electric shower over, pedestal wash hand basin, low suite w.c. tiled walls to coordinate, chrome towel warmer.

OUTSIDE

Enclosed front garden with integral store to front elevation. Further enclosed rear garden with additional integral store.

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 A.

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 finalizing 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.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

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.

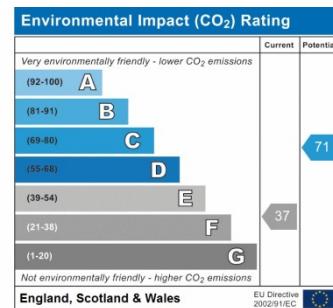
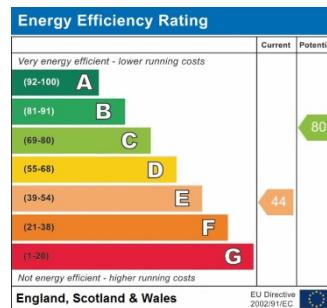
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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 specialize 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.

Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in June 2019.



IMPORTANT NOTICES

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