



Church Lane
West Drayton, Retford

Offers in the Region of £380,000

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Contemporary FOUR DOUBLE BEDROOM Detached Bungalow

Property Overview

- Extensively Renovated Under Current Ownership
- New Boiler Installed in 2021
- Extremely Generous Master Bedroom Complete with Well Appointed Master En Suite
- Fifth Bedroom & Dressing Room Potential to the First Floor



An excellent opportunity to acquire a contemporary FOUR DOUBLE BEDROOM detached bungalow, extensively renovated under current ownership to include a full rewire, new plumbing throughout, and a new boiler installed in 2021. Measuring a substantial 174 sq m., the beautifully presented living accommodation briefly comprises of an inviting entrance hall, modern kitchen diner equipped with reputable integrated appliances, dual aspect lounge, generous master bedroom complete with master en suite, three further double bedrooms, and a family bathroom. Two further rooms are located on the first floor, with fifth bedroom and dressing room potential. Outside sees an ample driveway catering for numerous vehicles, whilst a low maintenance laid to lawn space and patio area reside to the rear. Planning permission has been granted to construct a detached double garage to the frontage, if the purchaser wishes to do so- PLANNING REF: 25/00082/HSE. Resting on a sizeable plot in the remote village of West Drayton, the small community boasts excellent commuter links to the A1 and the Georgian market town of Retford, a town which hosts a wealth of everyday conveniences, leisure facilities, restaurants, bars and schools for all age groups. Gamston C of E Primary School, having most recently achieved a good Ofsted rating, is just a short drive away. Viewings are highly recommended to fully appreciate the recent renovations and space being offered for sale.

- Ample Driveway Catering for Numerous Vehicles
- Low Maintenance, Laid to Lawn Rear Garden & Patio Area
- Resting on a Sizeable Plot in the Remote Village of West Drayton
- Council Tax Band: C EPC Rating: D

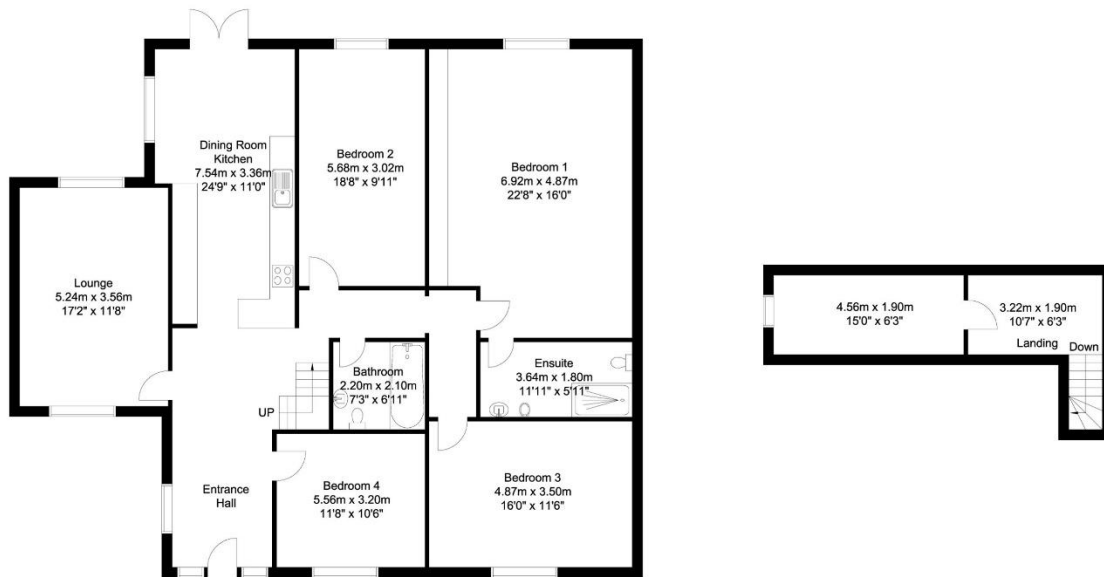


Road links are served by the A1 & A57, offering greater transport links throughout the UK. Bus routes service the village, with easy access to surrounding areas & cities further afield. Retford Train Station offers a direct line to London King's Cross in less than 90 minutes at selected times.



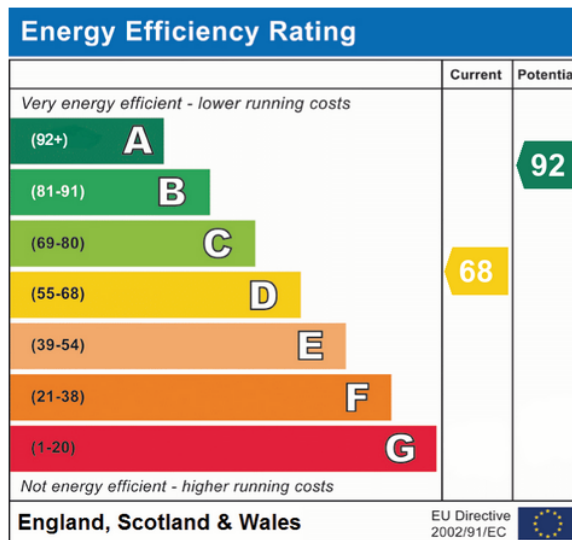
Ground Floor
158 sq m/1700.69 sq ft
Approx.

First Floor
16 sq m/172.22 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



Tenure & Charges: Freehold- Vacant possession will be given upon completion

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.