



**Cross Street**  
**Sturton-Le-Steeple, Retford**

**£415,000**



# Cross Street

## Sturton-Le-Steeple, Retford

Generous THREE BEDROOM Detached Bungalow

### Property Overview

- Having Undergone Extensive Works Under Current Ownership
- Master Bedroom Complete with Dressing/ Study Area & En Suite
- A Large Driveway with Dual Access Points, Additional Secure Driveway, & Attached One & A Half Garage
- Beautifully Presented Country Garden with Well Stocked Borders & Several Seating Areas



A great opportunity to acquire a generous THREE BEDROOM detached bungalow, having undergone extensive works under current ownership. Such works include new external doors and windows throughout with the exception of the utility room, additional loft insulation, new heating system, and an upgraded hot water system with improved storage capacity. Further recent works are listed in the room details below. Measuring a sizeable 115 sq m., the well presented living accommodation briefly comprises of an entrance hall, sizeable lounge, breakfast kitchen, utility room, WC, master bedroom complete with dressing/ study area and master en suite, two further bedrooms and a well appointed family bathroom. Environmentally friendly solar panels to the roof significantly reduce running costs. Set back from the roadside, the frontage sees a large U-shaped driveway with dual access points, leading to a handy oversized garage and a secure, dedicated caravan/ motorhome parking space, boasting new gates and new gravel surfacing. Private and to the rear resides a beautifully presented country garden with well stocked borders, several seating areas, and far reaching views of open farmland beyond the garden boundary. The plot benefits from a village Post Office and a bustling pub hosting regular events in its locality, whilst Sturton C of E Primary School, having most recently achieved a good Ofsted rating, is just a short walk away. The neighbouring towns of Retford and Gainsborough are just a little further afield via the A620, showcasing a wealth of everyday amenities, restaurants, bars, and schools for all age groups. Early viewing is encouraged to fully appreciate the recent renovations, and countryside views being offered for sale.

- Far Reaching Views of Open Farmland to the Rear
- Environmentally Friendly Solar Panels to Roof Significantly Reduce Running Costs
- Located in the Well Regarded Village of Sturton-Le-Steeple
- Council Tax Band: D EPC Rating: B

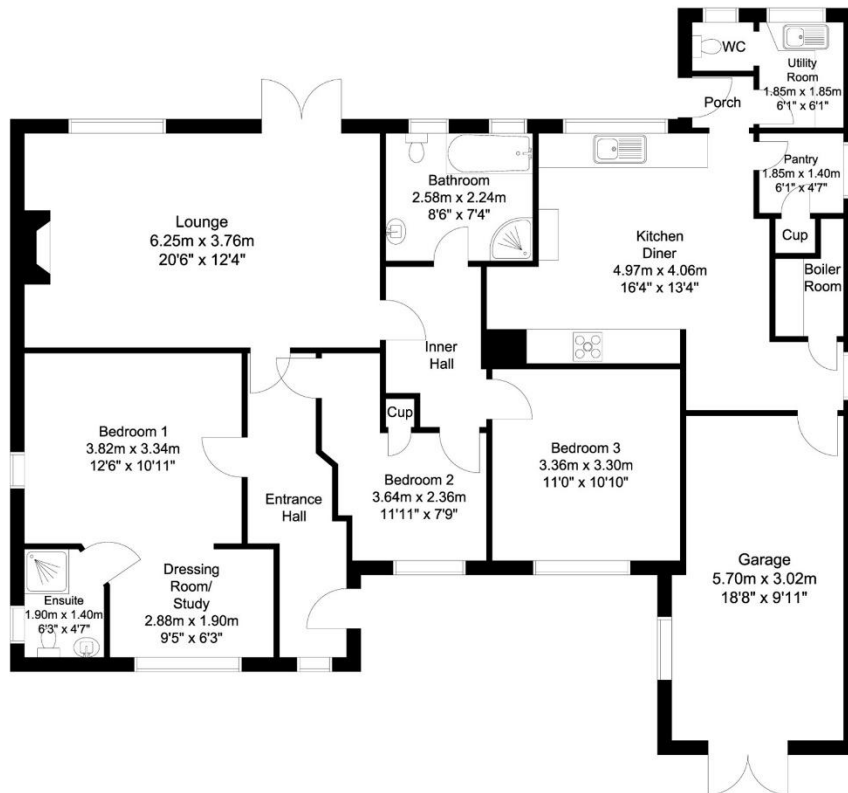




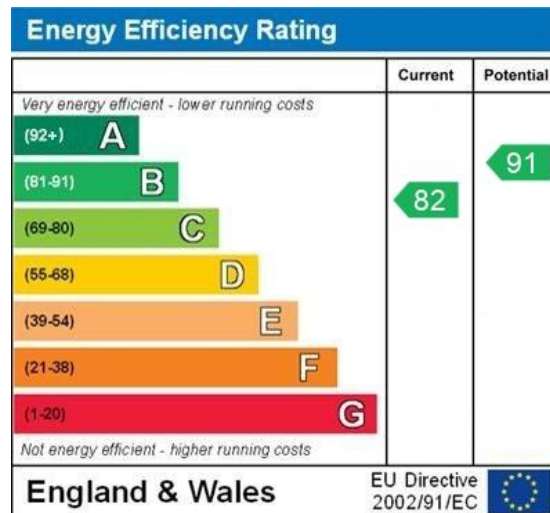
*Road links are served by the A1 which offers greater transport links throughout the UK. Retford Train Station provides a direct line to King's Cross in less than 90 minutes at selected times.*



Ground Floor  
132 sq m/1420.83 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 @2024



## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400

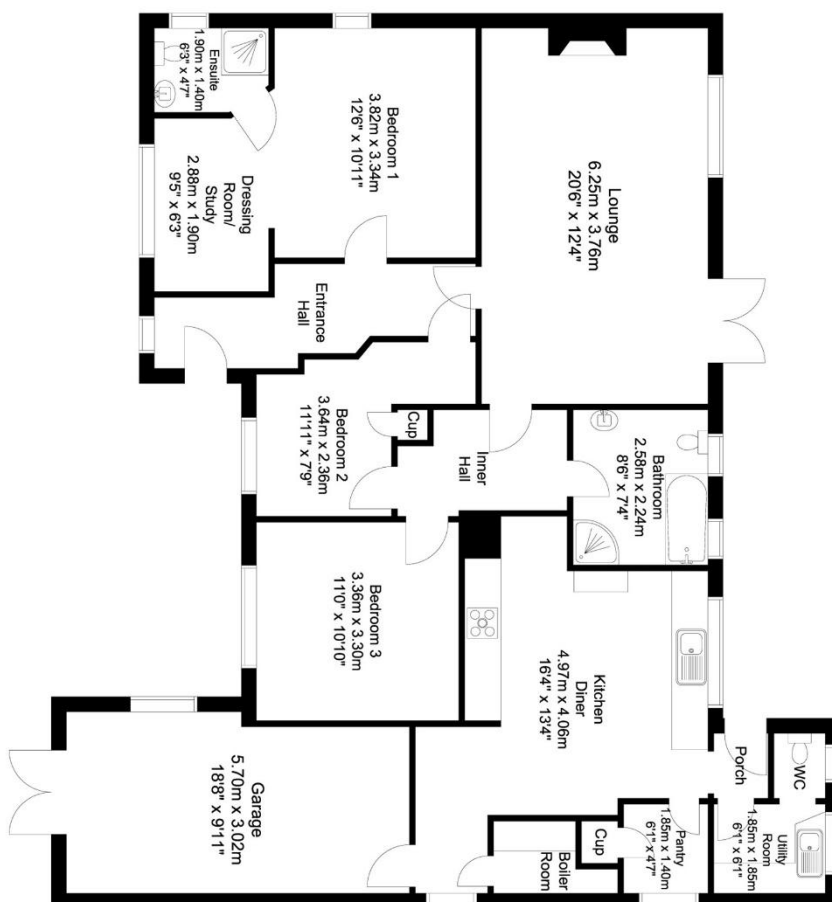


**Property & Estates Consulting**  
11 Grove Street, Retford, DN22 6JP  
01777 566400  
[www.alexanderjacob.co.uk](http://www.alexanderjacob.co.uk)

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.



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

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