



Rear Elevation

OAKGATE & OAKGATE LODGE, SPITAL ROAD, Blyth

£425,000



OAKGATE & OAKGATE LODGE, Spital Road, Blyth, Worksop, Nottinghamshire, S81 8EL

DESCRIPTION

Oakgate is a substantial four bedroom bungalow with attached one bedroom annexe. The bungalow itself benefits from having three reception rooms and ensuite to master bedroom and the annexe benefits from having an open plan lounge, dining room and recently fitted kitchen. The bungalow benefits from having gas central heating as the Lodge has electric storage heaters and the property as a whole is all situated within large grounds, mainly laid to lawn with attractive and well stocked borders. The driveway provides parking for several vehicles leading to the detached double garage and Oakgate Lodge does have its own separate parking. The property will make an excellent family home located within this desirable location.

LOCATION

Oak gate and Oak gate Lodge are located on the outskirts of this popular village which benefits from its own dentist surgery, primary school, local Cooperative, four public houses, church and cricket club. The A1 is also located a short distance away which gives further communication links to the regions major towns and cities. The market towns of Bawtry and Retford are located nearby. Bawtry offers a wealth of boutique shops, restaurants and bars and Retford has a mainline train station giving direct links to Londons Kings Cross. Air travel is feasible at nearby Doncaster Robin Hood and both leisure and educational facilities are well catered for nearby.

DIRECTIONS

Leaving Retford at the roundabout take the second exit onto North Road, the A638 signposted Bawtry. Passing through the Village of Barnby Moor and the Olde Bell Hotel, turn left onto the A634 towards Blyth. Upon entering the village turn left at the 1st mini roundabout passing the village green. Oakgate is located on the left hand side set back from the road.

ACCOMMODATION

Double glazed entrance door and side panel leads into entrance hall

ENTRANCE HALL radiator, built in store cupboards, and loft access, door leads through to dining room

DINING ROOM 11'1 x 8'10 (3.38m x 2.68m) front aspect window, radiator



BREAKFAST KITCHEN 12' x 11'7 (3.65m x 3.54m) one and half bowl sink unit into worktops with a range of oak effect cupboards and drawers below and wall cupboards with china display unit, integrated fridge and dishwasher, tiled flooring, a CDA microwave, rangemaster with five ring gas hob, double oven below, tiled splashback to walls, tiled flooring, side aspect double glazed window, dado rail, radiator



UTILITY ROOM sink set into worktops with cupboards and drawers below and wall cupboards above. Part tiled walls, tiled flooring, radiator rear aspect door and window



BATHROOM bath, low flush wc, pedestal washbasin, radiator, fully tiled walls and flooring with rear aspect window and spotlights to ceiling



STUDY 9'4 x 7'5 (2.85m x 2.27m) radiator, rear aspect window



LIVING ROOM 23'10 x 21' 3 x 9'11 (7.27m x 6.47m which narrows to 3.03m) front aspect windows, four radiators, dado rail, coving, gas coal effect fire and decorative tiled surround, wall lights, patio doors to the rear garden



MASTER BEDROOM SUITE 15'4 x 10'11 (4.67m x 3.32m) to the right is an ensuite shower with electric shower, low flush wc washbasin with cupboard below, fully tiled walls and flooring with heated tile rail. Door leads into master bedroom with a range of ladies and gentlemen fitted wardrobes and fitted drawers with bedside cabinets, radiator, front aspect bay window and side aspect double glazing



BEDROOM TWO 13'11 x 10'4 (4.24m x 3.16m) radiator, side aspect window

INNER HALLWAY radiator, secondary loft access and inbuilt store cupboard

BEDROOM THREE 11'4 x 8'11 (3.46m x 2.72m) radiator and rear aspect window with built in wardrobes

BEDROOM FOUR 10'10 x 9'8 (3.31m x 2.94m) radiator and side aspect window with fitted wardrobes and cupboards above

FAMILY BATHROOM five piece suite comprising corner bath, separate shower cubicle with electric shower, low flush wc, pedestal washbasin, bidet, radiator, fully tiled walls, spotlights to ceiling and dual aspect window



OAKGATE LODGE - ATTACHED ONE BEDROOM ANNEXE double glazed entrance door with side panel leads into entrance hall



ENTRANCE HALL electric storage heater and loft access, two built in store cupboards, door leads into open plan lounge diner

KITCHEN Sink set into worktops, with cupboards and draws below with wall cupboards above, four ring hob with extractor above, oven below, electric storage heater, rear aspect door and window

LOUNGE DINER 19'10 - 10'10 x 14'3 (6.04m narrowing to 3.30m x 4.35m) storage heaters, front aspect window and patio doors to rear garden, feature gas fireplace with decorative surround, wall lights



BEDROOM range of ladies and gentlemen fitted wardrobes, electric storage heater and rear aspect window

BATHROOM 10'6 x 8'7 (3.19m x 2.62m) laminate flooring, part tiled walls, electric storage heater and rear aspect window and door

OUTSIDE

The front aspect is approached with brick pillars leading to tarmac drive leading to both Oakgate and Oakgate Lodge, extensive parking, blocked paved for several vehicles and



DETACHED GARAGE BLOCK 19'8 x 19'6 (5.99m x 5.94) side aspect upvc door and electric roller shutter door with power lighting and extensive storage.

To Oakgate Lodge there are further double gates leading to parking for several vehicles with side access to the rear gardens. Front lawns with well stocked plants and shrubs



The rear aspect benefits from extensive patio area perfect for entertaining and overlooking the gardens. The annexe benefits from its own walled garden mainly laid to lawn with attractive borders.



Extensive lawns with well stocked and attractive border with mature shrubs, conifers and complete the external aspect for Oakgate. There is an outhouse Boiler Room housing the ideologic gas fired central heating boiler and side gated access.

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 Oakgate is in Band **E** and Oakgate Lodge is in Band **B**.

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 finalising 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.

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 specialise 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.

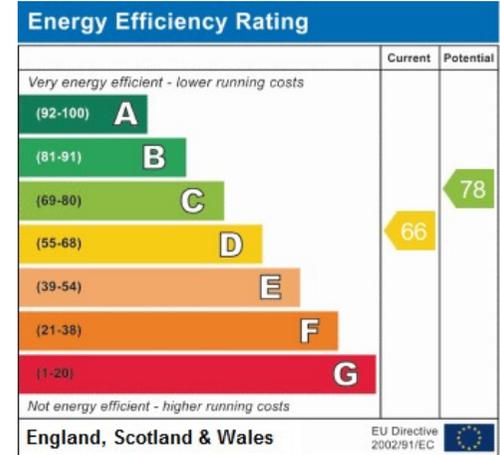
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These particulars were prepared in March 2017

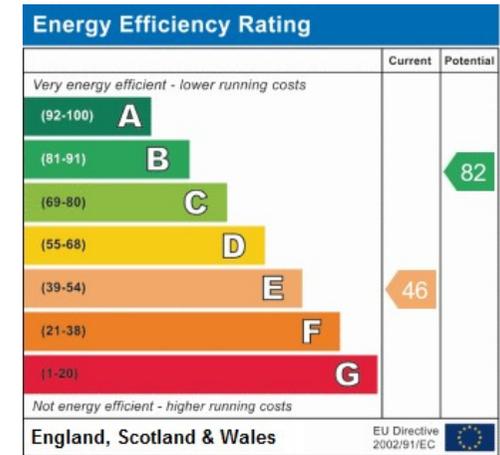




Ground Floor



Address:
Oakgate, Spital Road, Byth, Worksop, S81 8EL



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