



22 WINSTON GROVE, RETFORD
£265,000

BROWN & CO

22 WINSTON GROVE, RETFORD, DN22 6SQ

DESCRIPTION

A good sized extended three bedroom detached bungalow with two reception rooms, modern kitchen and family bathroom. The property sits on a bold corner plot with a rear courtyard garden. In addition, there is off road parking and a single garage. The property is offered with no onward chain and there is also the benefit of gas central heating and double glazing.

LOCATION

Winston Grove is on the eastern fringes of Retford town centre with bus services available on Tiln Lane. There are countryside walks close by. Retford town centre is within comfortable distance and provides comprehensive leisure, shopping and recreational facilities as well as access to the Chesterfield Canal. There is a mainline railway station on the London to Edinburgh intercity link and good access to the A1 and A57 which links to the wider motorway network.

DIRECTIONS

What3words///

ACCOMMODATION

ENTRANCE PORCH with half glazed UPVC obscure and leaded light window with matching side windows and additional front aspect window. Bifold door to

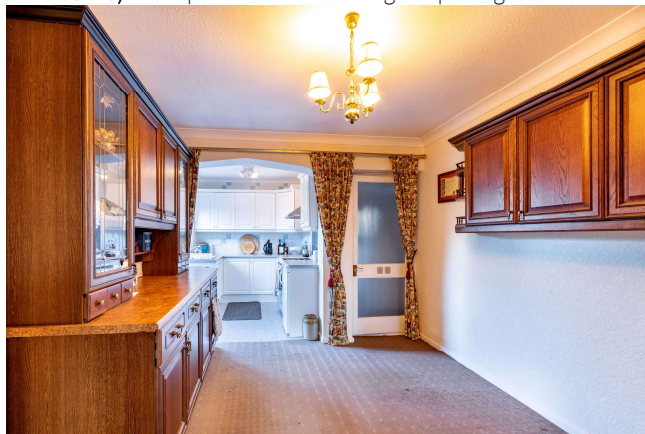
STORE ROOM/POTENTIAL OFFICE front aspect double glazed window. Currently a range of base cupboard and drawer units with working surfaces and wood panelled clad walls.

ENTRANCE HALL additional small paned glazed door to **INNER HALL** with two shoulder level double glazed windows and built in double cupboard with shelving space and storage cupboard above.

LOUNGE 15'9" x 13'9" (4.85m x 4.24m) double aspect with double glazed oriel bay window and additional window with leaded light glazed inserts. Feature mahogany fire surround with marble effect hearth and matching insert, fitted coal effect electric fire. TV and telephone points, wall light points, ceiling rose.



DINING ROOM 12'4" x 10'0" (3.79m x 3.05m) welsh dresser style unit with cupboard and drawer units and glazed display cabinets. Additional double base cupboard and drawer with wall cupboard above and a further range of wall mounted cupboards. Built in cupboard with Ideal wall mounted gas fired central heating boiler **(PLEASE NOTE THIS BOILER DOES NOT WORK AND REQUIRES REPLACING)** and space below for storage. Opening to



KITCHEN 8'4" x 7'3" (2.56m x 2.21m) rear aspect obscure leaded light double glazed door with matching window overlooking the courtyard. A good range of white wood grain effect base and wall mounted cupboard and drawer units with 1 ¼ single sink drainer unit with mixer tap. Space for free standing cooker and space for larder fridge, ample working surfaces, part tiled walls, spotlighting and stainless steel extractor canopy.



REAR LOBBY with door to single garage. Bifold door to

CLOAKROOM side aspect obscure double glazed window, low level wc, corner hand basin, part tiled walls and electric single bar heater. Space and plumbing for washing machine.

BEDROOM ONE 14'0" x 9'10" (4.28m x 3.04m) measured to front of wardrobes. Side aspect double glazed window. A good range of built in bedroom furniture incorporating three double wardrobes with hanging and shelving space, slimline mirror fronted wardrobes with storage cupboard above, kneehole dressing table unit and matching chest of drawers. TV aerial lead.

BEDROOM TWO 12'4" x 7'9" (3.79m x 2.42m) side aspect double glazed window with access to roof void. A range of built in bedroom furniture with double wardrobe, overhead cupboards, kneehole dressing table unit with matching chest of drawer units.



BEDROOM ONE



BEDROOM TWO

BEDROOM THREE 12'4" x 7'9" (3.79m x 2.42m) side aspect double glazed window with access to roof void. A range of built in bedroom furniture with double wardrobe, overhead cupboards, kneehole dressing table unit with matching chest of drawer units. TV aerial lead.

SHOWER ROOM 12'4" x 7'2" (3.77m x 2.18m) maximum dimensions, rear aspect obscure double glazed leaded light effect window. Corner walk in shower cubicle with aqua board surround, Galaxy Aqua 3000 electric shower with handheld attachment. Vanity unit with inset sink and mixer tap. Low level wc with

concealed cistern. Range of fitted cupboards in white high gloss, tiled walls, chrome towel radiator, spotlighting, built in airing cupboard with factory lagged hot water cylinder, fitted immersion and shelving.



OUTSIDE

The property is situated on a good sized corner plot with front and side gardens retained by dwarf brick walling. The main front garden has the driveway leading to the **ATTACHED SINGLE GARAGE** with metal up and over door. The side and front gardens are mainly lawned with established shrub, flower beds and borders. Ornamental pond, small paved patio.

There are fitted solar panels currently leased from A Shade Greener on a 25 year lease from 15 November 2013.

To the rear is a courtyard garden which is paved and has a small timber shed.

GENERAL REMARKS & 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 D.

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.

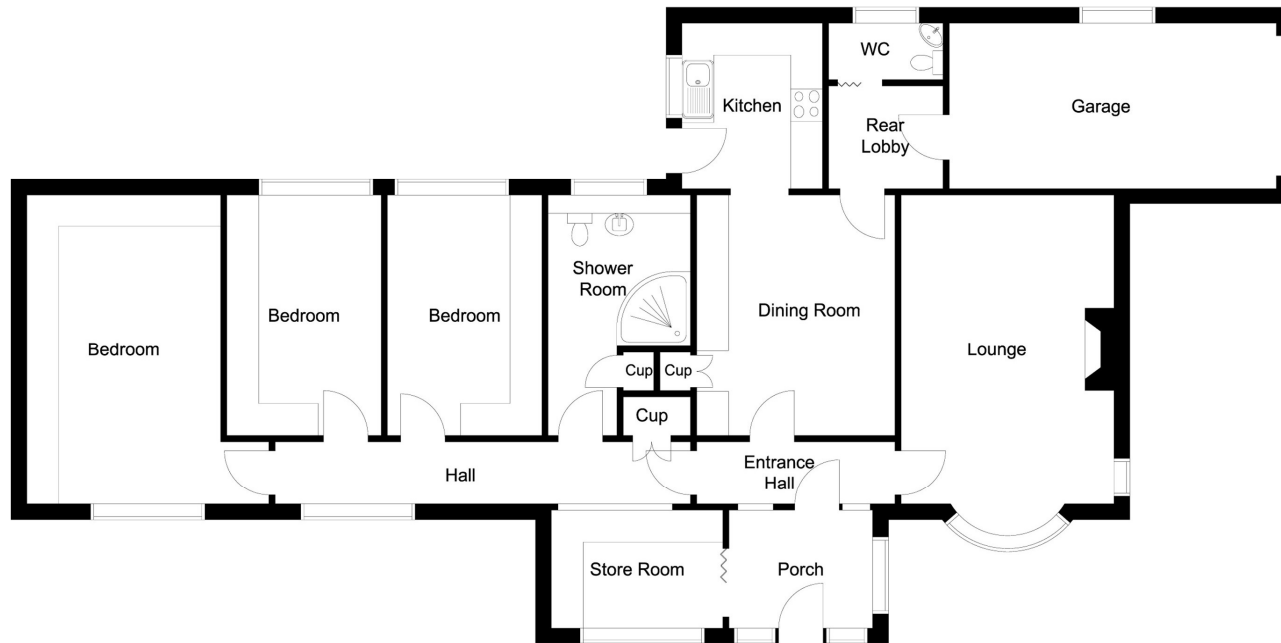
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 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.

These particulars were prepared in February 2023.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC	



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 @2023



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