



13 WOODLANDS, RETFORD

An immaculately presented semi-detached family home having recently been re-decorated throughout and with new skirting boards/door architraves. Modern kitchen and bathroom, two reception rooms, plus conservatory. Favoured cul de sac location close to town and amenities. No onward chain.

£235,000

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BROWN & CO

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13 WOODLANDS, RETFORD, NOTTINGHAMSHIRE DN22 7AB

LOCATION

Woodlands is a small cul de sac close to all local amenities including schools and the mainline railway station on the London to Edinburgh intercity link. The town offers comprehensive shopping and leisure facilities plus good local walks. The A1 is to the west linking to the wider motorway network.

DIRECTIONS

What3words///dare.stands.scare

ACCOMMODATION

Brick covered arched entrance and part glazed UPVC door to

ENTRANCE HALL side aspect double glazed window, ceramic tiled floor, understairs storage cupboard, additional cloaks cupboard, stairs to first floor.

LOUNGE 13'7" x 11'9" (4.18m x 3.62m) front aspect double glazed window, feature painted fire surround with marble effect raised hearth with coal effect gas living flame fire, TV and telephone points

KITCHEN 11'9" x 8'8" (3.62m x 2.69m) side aspect half glazed UPVC door to drive, rear aspect double glazed window. An extensive range of cream coloured base and wall mounted cupboard and rawer units, single stainless steel sink/drainer unit with mixer tap, space and plumbing for washing machine, ample working surfaces including a breakfast bar, ceramic tiled flooring, floor warm air heater, recess space for upright fridge/freezer. Built in electric double oven, four ring gas hob with extractor above, recessed lighting. Door to

DINING ROOM 10'7" x 10'7" (3.26m x 3.26m) rear aspect double glazed French doors leading into the conservatory. Built in cupboard.

CONSERVATORY 9'6" x 8'7" (2.91m x 2.66m) brick base with double glazed windows and French doors into the garden. Wood effect laminate flooring.TV point, polycarbonate ceiling. Views to garden.

FIRST FLOOR Gallery style landing with side aspect double glazed window, partially boarded roof void and housing gas fired central heating combination boiler (fitted August 2021). Linen cupboard.

BEDROOM ONE 10'7" x 9'6" (3.26m x 2.93m) measured to front of fitted wardrobes with mirror fronted sliding doors, ample hanging and shelving space. Front aspect double glazed window, additional built in cupboard.

BEDROOM TWO 12'7" x 9'9" (3.86m x 3.02m) rear aspect double glazed window with views to the garden. Built in single cupboard.

BEDROOM THREE 10'3" x 8'2" (3.14m x 2.51m) front aspect double glazed window. Built in overstairs storage cupboard.

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BATHROOM rear aspect obscure double glazed window. Three piece white suite with panel enclosed bath. Mira sport electric shower, pedestal hand basin, low level WC, tiled walls and flooring. Recessed lighting, extractor.

OUTSIDE

The front has a brick retaining wall to two sides and hedging to the other. Off road parking for 2/3 vehicles. The front garden is paved. From the drive, there are double gates leading to the inner drive and garden and **SINGLE GARAGE** with up and over door, side window and personal door to the garden.

The rear garden is a good size and is fenced and hedged to all sides. Recently landscaped with an area of lawn with shrub/flower borders to all sides. Paved patio with external water supply and lighting. Additional patio to the rear of the plot.

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 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.

These particulars were prepared in September 2024.

