



## 41 LONDON ROAD RETTFORD

A good sized two bedroom end of terraced house situated on the southern fringes of the town centre. There are two reception rooms as well as a ground floor garden room/potential bedroom three. Nice enclosed garden and the property is accessible to the town centre.

**£150,000**

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**BROWN & CO**

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41 LONDON ROAD, RETFORD, DN22 7DT

LOCATION

The property is situated within walking distance to the town centre which offers comprehensive shopping and leisure facilities and mainline railway station, which is on the London to Edinburgh intercity line, plus there is a Lidl on London Road. There are schools close by, as well as a bus stop. Countryside walks are accessible, plus good links to the A57 and A1 both linking to the wider motorway network.

DIRECTIONS

What3words///worry.raves.grain

ACCOMMODATION

Newly fitted composite door to

ENTRANCE HALL period skirtings, stairs to first floor landing. Laminate flooring.

SITTING ROOM 12'0" x 11'10" (3.66m x 3.60m) front aspect double glazed window. Recessed fireplace with slate hearth. Period skirtings, cornicing, ceiling rose. TV point.

DINING ROOM 11'11" x 11'11" (3.63m x 3.63m) rear aspect double glazed window. Period skirtings. Under stairs storage cupboard.

INNER LOBBY space for upright fridge freezer. Ceramic tiled flooring.

GALLEY KITCHEN 13'10" x 6'9" (4.21m x 2.11m) two side aspect double glazed windows. A range of wood grain effect base cupboards. 1 ¼ stainless steel sink drainer unit with mixer tap. Space and plumbing for washing machine, cooker and one further appliance. Working surfaces, part tiled walls. Spotlight. Door to

UTILITY AREA working surfaces, space for one appliance. Ceramic tiled floor and half glazed UPVC door to garden.

GARDEN ROOM/POTENTIAL BEDROOM THREE 9'5" x 9'0" (2.88m x 2.73m) double glazed sliding patio doors leading into the garden, two side aspect double glazed windows. Wall light points.

FIRST FLOOR

GALLERY STYLE LANDING access to roof void. Period style skirtings.

BEDROOM ONE 15'4" x 12'1" (4.67m x 3.67m) front aspect double glazed window. Period style skirtings.

BEDROOM TWO 11'11" x 9'6" (3.64m x 2.89m) rear aspect double glazed window overlooking the rear garden.

BATHROOM four piece white suite comprising panel enclosed bath with mixer tap. Corner fitted shower cubicle with glazed screen, aqua boarding surround and mains fed shower with handheld attachment. Low level wc, pedestal hand basin, chrome towel rail radiator. Built-in airing cupboard with wall mounted gas fired central heating combination boiler. Part tiled walls, spotlight and side aspect obscure double glazed window.

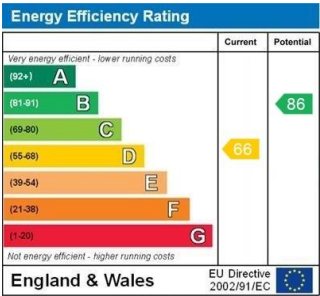
OUTSIDE

The front is walled to all sides. Wrought iron gate giving access to the front door. The front garden has been shingled for low maintenance.

The rear garden is a nice feature of the property and is walled and fenced. Large concrete patio. The main garden has an additional patio with steps leading up to the lawned area with some established shrub, flower beds and borders.

GENERAL REMARKS & STIPULATIONS

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