

**Sell from**  
**£995**  
upfront (inc VAT)  
**Any Property**  
**Any Price**



## 21 Welham Grove

, Retford, DN22 6TZ

**Offers Over £279,300**



BEAUTIFULLY PRESENTED DETACHED FAMILY HOME - OWNED SOLAR PANELS RECEIVING BACK APPROXIMATELY £1,000 PER ANNUM - 4 BEDROOMS - GROUND FLOOR W/C - ENCLOSED REAR GARDEN WITH FIELD VIEWS TO THE FRONT - THREE RECEPTION ROOMS - DRIVE WAY AND A SINGLE GARAGE - MODERN KITCHEN - CUL-DE-SAC LOCATION - EPC B



Description

This very well presented, four bedroom, detached family home is located on Welham Grove, Retford. A particularly well located property with nearby countryside walks and Chesterfield Canal on the doorstep. Ideal for family occupation, this property is situated just on the outskirts of Retford Town. Retford boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. Within close proximity to this property is a highly rated restaurant and pub, The Hop Pole of Retford. Retford Rail Station is positioned on the East Coast mainline and provides links to London in just one hour twenty five minutes as well as many other UK cities and towns. The A1 which provides easy access to the North and South of the country is just 10 minutes drive away.

Internally, the property boasts a light and airy living room with double glass doors partitioning the living room from the formal dining room. The dining room has a door leading to the kitchen and double french patio doors leading out into the conservatory. The kitchen is modern and offers access out into the rear garden. There is also a ground floor w/c which is fully tiled. On the first floor, you will find three double bedrooms and a fourth bedroom which is currently being utilised as an office. The main, three piece suite family shower room is modern and tiled with a walk in shower enclosure.

Externally, the property offers a large enclosed rear garden which is mostly laid to lawn and features an Indian stone slabbed patio area. To the front of the property is a driveway offering parking for at least two vehicles and a single garage and a small garden area to the side along with flag stoned paving in front of the entrance door leading round the sider of the property to the rear garden.

Viewings are advised for this property to appreciate the spacious yet homely feel the house has to offer.

Living Room 15'10" x 11'10" (4.84 x 3.61)

Kitchen 15'3" x 8'4" (4.67 x 2.56)

Dining Room 13'0" x 9'6" (3.97 x 2.90)

Conservatory 12'2" x 8'0" (3.73 x 2.44)

Ground Floor W/C 7'4" x 2'11" (2.24 x 0.91)

Bedroom One 13'8" x 8'10" (4.18 x 2.70)

Bedroom Two 13'1" x 8'9" (3.99 x 2.69)

Bedroom Three 7'7" x 11'4" (2.33 x 3.47)

Bedroom Four 10'4" max x 9'1" max (3.15 max x 2.77 max)

Family Bathroom 7'6" x 6'1" (2.31 x 1.86)

Garage 16'8" x 8'3" (5.10 x 2.53)

General Remarks and Stipulations

Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.

Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services 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.

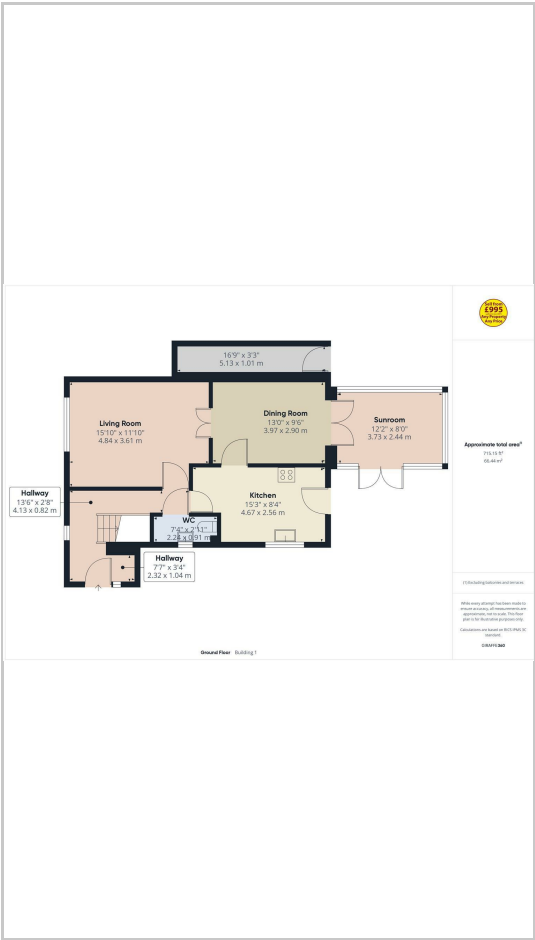
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

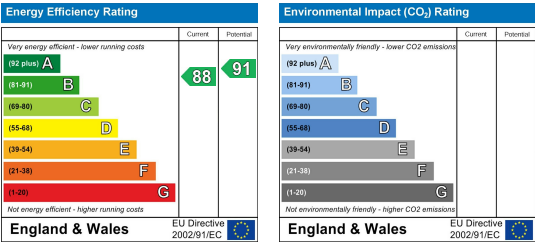
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.