



46 Welham Grove

, Retford, DN22 6TS

£240,000



PERFECT THREE BEDROOM FAMILY HOME - DETACHED WITH CONVERTED GARAGE - MODERN MAIN BATHROOM - LARGE PRIVATE DRIVEWAY - CONSERVATORY RECEPTION ROOM - HIGHLY DEMANDED LOCATION - PRINCIPLE BEDROOM WITH MODERN EN-SUITE - EPC TBC



Description

This perfectly presented, three bedroom detached property 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. 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, this property boasts a modern style with a detailed finished. Upon arrival of the property you are welcomed into an entrance hall. To the left of the entrance hall is the living room which is open plan into the dining room and Kitchen. A lovely arch way separates the dining room and living room creating a high and sizeable ceiling feature. The dining room includes a wall with a converted window feature that overlooks the conservatory. This creates an impressive light aspect to the property. The kitchen includes an integrated fridge, Other integrated appliances include a dishwasher and washing machine and these can be negotiated in with the sale of the property. The kitchen has fitted worktops and a modern, stylish finish. The conservatory offers a quiet, light sanctuary at the rear of the property overlooking the rear garden. The conservatory is insulated and has electricity and situated lights.

To the first floor, the property offers a long landing. Off from the landing is the main bedroom that has large wardrobes included in the sale of the property, as well as a modern en-suite with a shower that includes waterfall features. The second and third bedroom are of adequate double room size. The upstairs family bathroom includes an LED mirror with integrated Bluetooth speaker, L shaped fitted bath with electric shower head.

At the rear of the property is a lawn and patio style garden, with access down both sides of the property leading to the front. At the front of the property is a tarmac driveway for two vehicles with an extra graveled area with space for another vehicle. The integral garage has been converted into part of the home and is currently used as an office/storeroom, perfect for an at-homework space.

Viewings are advised for this delightful, modern home in a highly demanded area.

- Kitchen 11'7" x 8'3" (3.55 x 2.54)
- Dining Room 8'3" x 11'1" (2.53 x 3.38)
- Living Room 14'3" x 11'2" (4.35 x 3.41)
- Conservatory 7'1" x 14'4" (2.18 x 4.37)
- Bedroom One 14'7" x 10'4" (4.46 x 3.15)
- En-Suite 8'4" x 3'0" (2.56 x 0.93)
- Bedroom Two 8'0" x 11'1" (2.46 x 3.38)
- Bedroom Three 8'0" x 8'4" (2.46 x 2.56)
- Family Bathroom 8'5" x 5'9" (2.58 x 1.77)
- Garage 16'6" x 8'3" (5.05 x 2.54)

General Remarks & 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.

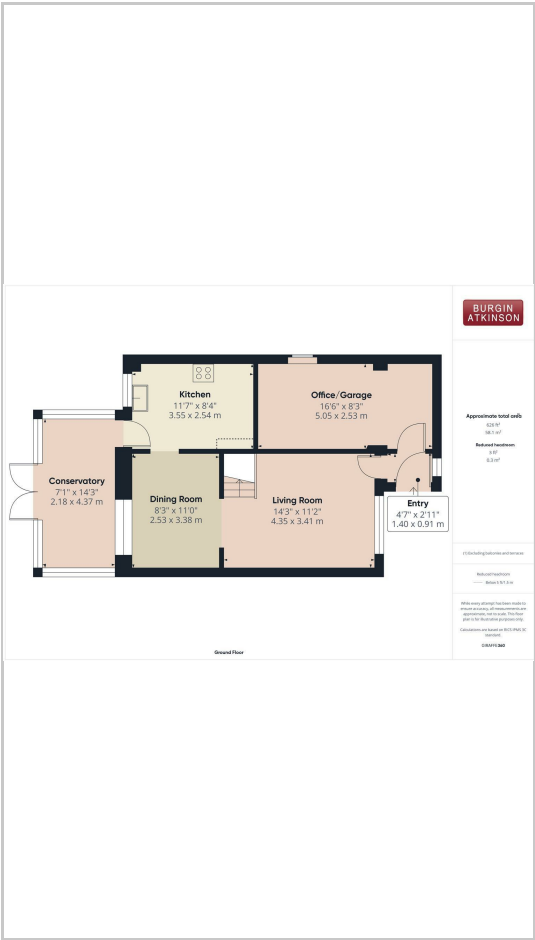
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

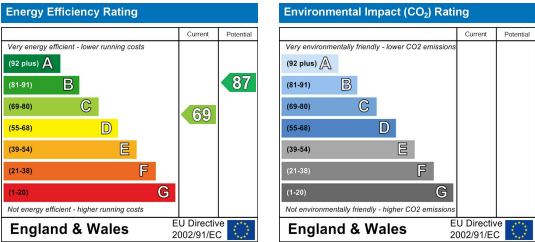
Area Map



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.