



Spicers Court

, Retford, DN22 6FF

Offers over £210,000



Ideal FTB property !

Welcome to Spicers Court in the charming market town of Retford. This delightful townhouse boasts one reception room, four spacious bedrooms, there's plenty of room for everyone to have their own space.

The property features two bathrooms, ensuring convenience and comfort for all residents. Parking is a breeze so close to town and the railway station as there is allocated parking and a garage.

This property is an ideal commute property as its within walking distance of approximately 10 minutes to the railway station which has the main Kings Cross line.

Don't miss out on the opportunity to make this lovely townhouse your new home in Retford.



Description

This four double bedroom end town house is a great location for commuters straight into Kings Cross London. The property briefly comprises of kitchen / diner, lounge, four double bedrooms, two bathrooms, enclosed rear garden and the garage converted into a separate work space for a beauty salon / physiotherapist / hair salon.

Entrance

The property can be entered either through the front door into the hallway which has a Cardeen floor, radiator and ceiling light. The consumer unit is located in the hallway.

Off the hallway is a ground floor cloakroom with part tiled walls a continuation of the flooring off the hallway, wc, had basin and extractor.

Kitchen / Diner 15'5" x 12'4" (4.70m x 3.78m)

The kitchen / diner is a great meeting place after a long day at work and school and consists of maple effect wall and base units, seven ring gas hob, double oven and grill, extractor, integrated fridge / freezer, space for a washing machine, chrome stainless sink with a retractable tap, recess lighting and a door leading into the enclosed rear garden.

Bedroom Four 8'1" x 8'11" (2.47m x 2.72m)

The fourth bedroom is located on the ground floor with wood effect vinyl flooring, understairs storage cupboard and front facing with a radiator.

1st Floor

Leading up to the first floor with a spindle wood staircase and carpet.

Lounge 15'3" x 12'5" (4.67m x 3.79m)

Leading to the first floor the lounge is situated rear facing with two Juliette balcony's over looking the rear garden with upvc French doors, a centre feature of an electric wood effect fire with a marble hearth, carpet, coving and ceiling light.

Bedroom Three 12'5" x 8'10" (3.79m x 2.71m)

The third bedroom is a double room situated on the first floor, front facing with two upvc windows allowing the natural light to flood within the room with carpet and radiator with TRV.

2nd Floor

A continuation of the wood spindle staircase and carpet onto the 2nd floor landing

Bedroom Two 12'5" x 9'0" (3.81m x 2.75m)

A front facing double dorma style bedroom with carpet, radiator and a double built in wardrobe.

Family Bathroom 6'6" x 5'1" (2.00m x 1.55m)

The bathroom consists of a white three piece bathroom suite; bath with a mixer shower and glass shower screen, wc, hand basin, vinyl wood effect flooring, part tiled walls and extractor.

Master Bedroom 12'5" x 11'3" (3.80m x 3.44m)

A dorma style double bedroom rear facing with a double wardrobe, carpet and radiator with access to the shower room ensuite.

Ensuite 9'4" x 3'10" (2.85m x 1.18m)

The ensuite has a walk in shower cubicle with a gravity fed shower, sink and wc, part tiled walls and extractor.

Outside

The front has a wrought iron railing small frontage. The rear garden is fully enclosed with fencing and gated access, patio area, lawn established plants and access to the converted garage which has been converted.

Garage

The garage has been converted to a stand alone work from home space with a sink, heating and recess lighting and is accessed through the rear garden. The up and over garage door is still in place for anyone wanting the use of a garage.

Additional Benefits

The location of this property is well sought after as its within 10 minutes walk from the railway station for the main Kings Cross London line, walking distance to the historical market town with a range of shops, cafes etc.

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Area Map



Floor Plans



Energy Efficiency Graph

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

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16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk