



Lords Court

, Retford, DN22 7WL

Offers over £270,000



Clark Estates are delighted to present this immaculate spacious three bedroom detached family home. The property briefly comprises of an entrance hall, lounge, kitchen / diner, utility and cloakroom to the ground floor. Three bedrooms family bathroom, ensuite and walk in wardrobe to the first floor. Off road parking for 2 vehicles and a garage with an enclosed rear garden.



Description

Clark Estates are delighted to present this modern family detached home which is situated on the cul-de-sac section of Lords Court, a popular residential area close to local amenities including the cricket club, convenience stores, Ordsall Primary School, public houses and walking distance to Retford mainline railway station. The property commands from its lofty vantage point the view of the quaint part of the village below offering a mesmerising vista of the village church, a timeless symbol of community and history of the locals past.

Hallway

Leading through into the enclosed hallway, vinyl flooring and a radiator which hanging coat storage.

Lounge 16'9 x 10'9 (5.11m x 3.28m)

The lounge is a sanctuary of comfort and elegance, whilst modern décor with the sunlight streaming through the front facing bay window, casting dappled patterns of light upon the wooden effect laminate floor with an open spindle staircase to the first floor and under stairs storage cupboard, radiator, centre light.

Kitchen/ Dining room 17'5 x 8'4 (5.31m x 2.54m)

As you step into the kitchen / diner, your eyes are immediately drawn to the bay window overlooking the rear garden from the dining area, a picturesque frame to the outdoor beauty beyond of the walled garden. The bay, with its open design, floods the kitchen with natural light, creating a bright and inviting atmosphere. From this view the lush greenery of the garden can be enjoyed, a tranquil oasis that beckons with promises of serenity and relaxation.

The kitchen cabinetry exudes warmth and sophistication with its walnut effect wall and base units, encased is the double fan assisted oven, four ring gas hob with brush steel splash back, integrated dishwasher and space for a fridge/freezer. The smooth, dark wood grain lends a touch of natural beauty, complemented by sleek, metal handles that add a contemporary feel. Tiled flooring continues through the kitchen / diner and into the adjacent utility room.

Utility 5'2 x 5'1 (1.57m x 1.55m)

The utility room is a functional haven tucked away from the main living spaces, designed with efficiency and practicality in mind with plumbing for a washing machine. Accessed through the door off the kitchen with the continuation of the tiled floor it offers a dedicated space for chores and household tasks, ensuring that the rest of the home remains uncluttered and organised. The rear garden can be accessed through the utility room and the combi boiler wall mounted tucked away in a walnut effect wall unit.

WC 5'2 x 3'0 (1.57m x 0.91m)

Every family home requires a ground floor cloakroom, with tiled floor wc with a slow release lid, corner hand basin, extractor, radiator with a side facing upvc window.

Master Bedroom & Dressing Area 12'0" x 8'11" (6'11" x 5'4") (3.66m x 2.74m (2.11m x 1.65m))

The master bedroom is a sanctuary of comfort and luxury, designed to cocoon the owners in a tranquil haven of style and functionality with the main bedroom area large enough for a super king size bed due to the spacious walk-through wardrobe of two and a half full length wardrobes of white cabinetry with a full-length mirror adorned one door, allowing its users to inspect their appearance from every angle before stepping out for the day, seamlessly integrated into the room's design with a radiator and carpet.

En Suite 6'11 x 4'0 (2.11m x 1.22m)

The en-suite shower room, adjacent to the walk through wardrobe is a luxurious double walk in shower cubicle with a Mira power shower surrounded by tile work, glass doors, hand basin, with cabinet above, wc, vinyl flooring and a chrome ladder towel rail, extractor and rear facing window.

Bedroom Two 11'1 x 10'2 (3.38m x 3.10m)

A double bedroom front facing with carpet, radiator with TRV, built in double wardrobe with white cupboard doors.

Bedroom Three 10'10 x 6'4 (3.30m x 1.93m)

The third bedroom is a rear facing single room currently used as a home office with carpet and radiator.

Bathroom 6'4 x 6'3 (1.93m x 1.91m)

The family bathroom is rear facing and comprises of a white bathroom suite of a bath with chrome centre located taps, hand basin with a wall cabinet above, wc, extractor, radiator and vinyl floor.

Outside

The garden to the front of the house is to the right hand side of the property with an open plan small lawn, established plants and shrubs and a small tree and the rear garden is a tapestry of colours, alive with vibrant blooms with a patio area, slate low maintenance area, shed and is fully enclosed.

Driveway & Garage 8'9 x 17'6 (2.67m x 5.33m)

The tarmac drive allows for off road parking for two vehicles leading to the single garage with an up and over door, electric and lighting, outside tap and consumer unit located within.

Additional Benefits

The property has zone heating for additional comfort.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. 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 finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

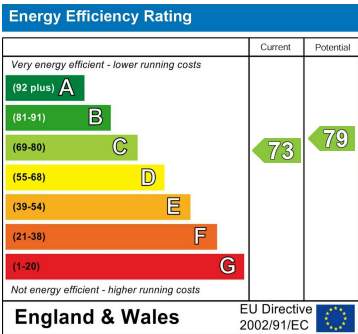
Area Map



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.