



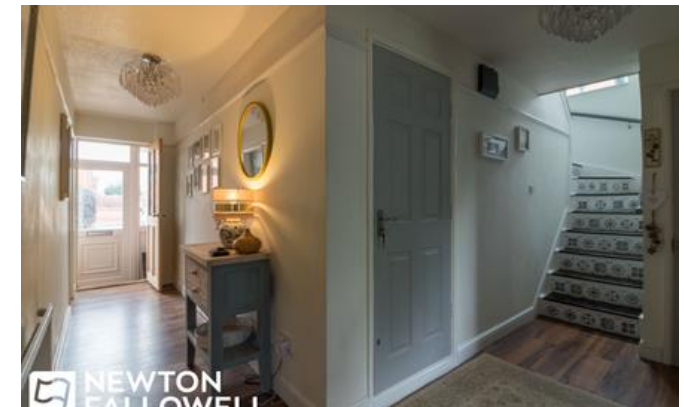
36 Rutland Road, Retford, DN22
7HF

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£375,000

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This is a well-presented, five bedroom detached family home situated within a very popular residential area of Retford in the catchment area of Bracken Lane primary school. The accommodation briefly consists of a lounge, dining room, kitchen with utility room, conservatory, WC, five bedrooms at first floor, family bathroom with the master benefitting from en-suite.





PORCH

1.81m x 1.61m (5.9ft x 5.3ft)

Upvc double-glazed front entrance door with matching top and sidelights. Tiled floor covering with further stained glass door leading into the:

RECEPTION HALL

5.82m x 3.36m (19.1ft x 11ft)

Timber effect laminate floor covering, panel radiator, staircase leading to first floor with doors providing access to the majority of the ground floor accommodation.

DINING ROOM

3.56m x 3.38m (11.7ft x 11.1ft)

Upvc double glazed french doors leading out onto the patio area and garden beyond. Timber effect laminate floor covering, panel radiator and bi-folding doors leading through into the:

SITTING ROOM

4.67m x 3.59m (15.3ft x 11.8ft)

Good sized reception room with uPVC double glazed, rectangular bay window to front aspect, double panel radiator, telephone points. A feature of this room is the gas coal effect fire set on a stone hearth with a matching mantel over.

KITCHEN

3.38m x 2.31m (11.1ft x 7.6ft)

Fitted with a range of base and wall units consisting of cupboards and drawers underneath timber effect roll top work surfaces with tiled splashbacks. Slate tile effect vinyl floor covering. Appliances consist of an electric 'Zanussi' double oven with four ring gas hob and brushed stainless steel extractor canopy above, space and supply for upright fridge freezer, space and plumbing for dishwasher, wine racking, kickboard heater, 1 1/4 bowl stainless steel sink with drainer. Upvc double glazed window to rear aspect, coving to ceiling and archway leading to the utility.

UTILITY ROOM

2.22m x 2m (7.3ft x 6.6ft)

Fitted with a further range of base and wall units consisting of cupboards and drawers, underneath matching work surfaces with ceramic tiled splashback. Slate effect vinyl floor covering continuing from the kitchen. Space and plumbing for washing machine, upright larder unit, single bowl sink.

CONSERVATORY

3.48m x 3.23m (11.4ft x 10.6ft)

Upvc double glazed windows to left, rear and right aspects with matching french doors leading out onto the patio area and lawned garden beyond. Hipped polycarbonate insulated roof above.

CLOAKROOM

2.24m x 0.96m (7.3ft x 3.1ft)

Fitted with a two-piece suite consisting of a 'Trent' low-level flush WC and pedestal wash hand basin with tiled splashback. Upvc double glazed obscure window to left aspect, panel radiator and slate effect tiled floor covering.

GARAGE

5.2m x 4.51m (17.1ft x 14.8ft)

Internally assessed double garage with steel up and over garage door to front aspect, wall mounted 'Baxi' gas fired central heating boiler, wall mounted electric consumer unit, power and lighting within. Window to left aspect.

1ST FLOOR-LANDING

6.58m x 2.36m (21.6ft x 7.7ft)

Very good sized space, access to house roof space, uPVC obscure double glazed window to left aspect. panel radiator, doors access all first-floor accommodation. Cylinder cupboard with slatted shelving and hot water cylinder.

BEDROOM ONE

3.71m x 2.98m (12.2ft x 9.8ft)

Upvc double glazed rectangular bay window to front aspect, two single doored wardrobe units with hanging and shelving within, door leading into the:

EN-SUITE

2.86m x 0.99m (9.4ft x 3.2ft)

Nicely appointed and fitted with a three-piece suite consisting of a fully tiled shower enclosure with an electric 'Mira' shower within and bi-folding door, wash hand basin set within vanity unit with cupboard with shelving below. Low level, dual flush WC. Chrome ladder style towel radiator, wall mounted shaver point, uPVC double glazed obscure window to right aspect and stone effect tiled walls to half height with complementary tiled floor covering.

BEDROOM TWO

3.79m x 3.19m (12.4ft x 10.5ft)





 **NEWTON
FALLOWELL**



**NEWTON
FALLOWELL**

Upvc double glazed window to rear aspect, timber effect laminate flooring, single panel radiator with double doored wardrobe unit with hanging rail and shelving within.

BEDROOM THREE

3.65m x 2.89m (12ft x 9.5ft)

Upvc double glazed window to rear aspect, panel radiator, double doored wardrobe unit with hanging rail and shelving within. panel radiator and timber effect laminate floor covering.

BEDROOM FOUR

2.99m x 2.8m (9.8ft x 9.2ft)

Upvc double glazed window to front aspect, panel radiator, timber effect laminate floor covering.

BEDROOM FIVE

2.97m x 2.18m (9.7ft x 7.2ft)

Upvc double glazed window to front aspect, panel radiator.

BATHROOM

2.7m x 2.51m (8.9ft x 8.2ft)

Fitted with a four piece suite consisting of low level, dual flush WC, pedestal wash hand basin, panel bath with hand held shower attachment over, walk in shower enclosure fully tiled with mains fed shower within. Upvc double glazed obscure window to rear aspect, ceiling mounted downlights and walls tiled to half height and full height to shower with complementary tiled flooring. Chrome ladder style towel radiator.

GARDENS & GROUNDS

The property is accessed off Rutland Road, onto a tarmaced driveway leading to the garage and brick paved pathway leading to the front entrance doorway. At the front of the property is a lawned area, enclosed behind hedging to right aspect and mature borders at the front aspect with various shrubs. A wrought iron gate gives access to a slate pathway which leads along the right aspect down to the rear garden. A further wrought iron gate is located to the left aspect which leads onto a slabbed patio area at the rear. The rear garden is predominantly laid to lawn and features a slabbed patio area directly to the rear of the property, there are mature borders to left, rear and right aspects. It is enclosed behind post and panel fencing to all aspects, towards the rear left corner is a timber shed.

TENURE

Freehold

COUNCIL TAX



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DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





Floorplan



Total area: approx. 167.1 sq. metres (1799.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	84
(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	
<small>WWW.EPC4U.COM</small>			



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