



28 Blackstope Lane, Retford, DN22  
6NF



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# £220,000



This modern detached bungalow is situated on Blackstope Lane, which is conveniently placed for accessing Retford town centre. Offered with no upward chain, the property features a sitting room, dining kitchen, three bedrooms and a contemporary bathroom. Sitting within grounds measuring approximately 1/6th acre, there are extensive gardens to front and rear aspects, as well as a driveway and detached garage providing ample off-road parking.





### PORCH

1.72m x 1.15m (5.6ft x 3.8ft)

Upvc double glazed side entrance door, matching window to front aspect, tiled floor covering, multi-paned door leading into:

### RECEPTION HALL

Double panel radiator, cupboard housing electric consumer unit, ceiling mounted mains wired smoke detector, double and single doored cupboards, cupboard housing electric meter and BT point.



### SITTING ROOM

4.25m x 3.62m (13.9ft x 11.9ft)

Upvc double-glazed window to front aspect, double panel radiator, television point, fireplace with coal effect fire within.

### DINING KITCHEN

4.21m x 2.22m (13.8ft x 7.3ft)

Fitted with a range of base and wall units consisting of cupboards and drawers underneath stone-effect work surfaces. Space and supply for dual-fuel cooker, space and supply for two further un-counter appliances as well as space and plumbing for washing machine, uPVC double glazed windows to rear and left aspects, double panel radiator, 'Worcester' gas fired central heating boiler, wood effect floor covering.



### BEDROOM ONE

3.63m x 2.71m (11.9ft x 8.9ft)

Upvc double glazed window to rear aspect, double panel radiator.

### BEDROOM TWO

3.03m x 2.25m (9.9ft x 7.4ft)

Upvc double glazed window to front aspect, double panel radiator.

### BEDROOM THREE

2.69m x 2.05m (8.8ft x 6.7ft)

Upvc double glazed window to rear aspect, double panel radiator.

### BATHROOM

2.4m x 1.64m (7.9ft x 5.4ft)

Fitted with a contemporary three-piece suite consisting of a panel bath, pedestal wash hand basin and a low-level flush w.c. Fully tiled walls with complementary tile effect floor covering, uPVC double glazed obscure window to right aspect, double panel radiator, extractor fan.

### GARAGE

5.46m x 2.59m (17.9ft x 8.5ft)

Steel up-and-over door to front aspect, power and light, personnel door, gas meter.

### GARDENS & GROUNDS

A concrete driveway leads from Blackstope Lane along the left aspect of the property to the detached garage, providing ample off-road parking. The bungalow sits within grounds measuring 1/6th acre, with lawned gardens to front and rear aspects and a variety of well-stocked borders.

### TENURE

Freehold



## COUNCIL TAX

Band C

## 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.

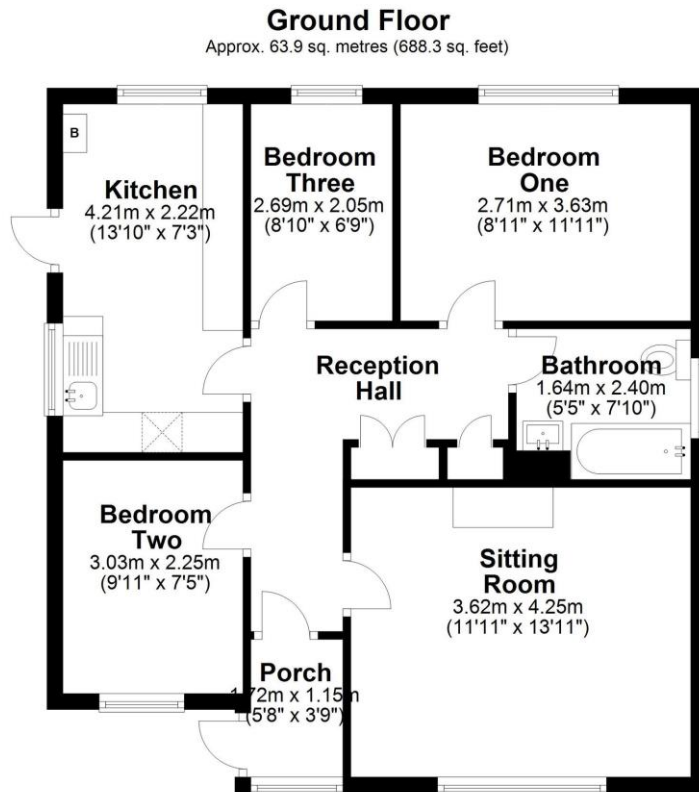
## DISCLAIMER

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.





# Floorplan



Total area: approx. 63.9 sq. metres (688.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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