



18 Sennen Court, Retford, DN22 7RQ



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# £240,000

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This is a great opportunity to acquire an excellent-sized family home situated at the head of the cul-de-sac of Sennen Court in Retford. Offered with no upward chain, the property features two reception rooms, a substantial dining kitchen with solid wood units and granite work surfaces, five bedrooms and a bathroom (re-fitted in 2023). Externally, the property offers even more space with ample off-road parking, an oversized single garage, and a lawned rear garden with entertaining areas.





### ENTRANCE LOBBY

1.47m x 1.31m (4.8ft x 4.3ft)

Entered through an upvc double-glazed side entrance door, tile effect floor covering, stairs leading to the first floor.

### SITTING ROOM

4.9m x 3.31m (16.1ft x 10.9ft)

Upvc double glazed bow window to front aspect, panel radiator, fireplace with cast iron stove-effect fire within, timber flooring, television and broadband points, sliding door leading into:



### DINING ROOM

4.37m x 2.76m (14.3ft x 9.1ft)

Upvc double glazed bow window to front aspect, timber flooring, panel radiator.

### DINING KITCHEN

7.26m x 2.67m (23.8ft x 8.8ft)

An excellent-sized kitchen fitted with a comprehensive range of painted wood units with solid granite work surfaces above. The units consist of a range of base and wall units, with larder units, spice racking, and a variety of cutlery and pan storage drawers. The kitchen has space for a range cooker, space and supply for an American style fridge freezer, space and plumbing for washing machine, 1 1/2 bowl sink and drainer with pull-out mixer tap, uPVC double glazed window to rear aspect and matching French doors to rear leading out to rear garden.



### 1ST FLOOR-LANDING

Doors leading to all first-floor accommodation, bulkhead storage cupboard housing gas fired central heating boiler.

### BEDROOM ONE

4.83m x 2.72m (15.8ft x 8.9ft)

Upvc double glazed window to rear aspect, panel radiator, sliding-doored wardrobe unit, timber effect laminate floor covering.

### BEDROOM TWO

3.52m x 2.77m (11.5ft x 9.1ft)

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

### BEDROOM THREE

3.23m x 2.77m (10.6ft x 9.1ft)

Upvc double glazed window to front aspect, panel radiator, sliding-doored wardrobe unit.

### BEDROOM FOUR

2.87m x 2.34m (9.4ft x 7.7ft)

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

### BEDROOM FIVE

2.34m x 1.94m (7.7ft x 6.4ft)

Upvc double glazed window to rear aspect, timber effect laminate floor covering.

### BATHROOM

1.84m x 1.65m (6ft x 5.4ft)

Refurbished in 2023 with a three-piece suite consisting of a panel bath with mains fed shower above, low-level dual flush w.c. and a wash hand basin. The bathroom also has fully tiled walls with a composite boarded ceiling, uPVC double-glazed obscure window to the right aspect, chrome ladder-style towel radiator.

### GARAGE

7.24m x 3.09m (23.8ft x 10.1ft)

Steel up-and-over door to front aspect.

## GARDENS & GROUNDS

The property is accessed off Sennen Court via a paved driveway, which provides ample off-road parking to the front and leads along the right aspect to the side entrance door and garage. The garden to the rear features a raised decked area in the rear left corner, a lawned area, a garden shed, and fencing to all aspects.

## 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.

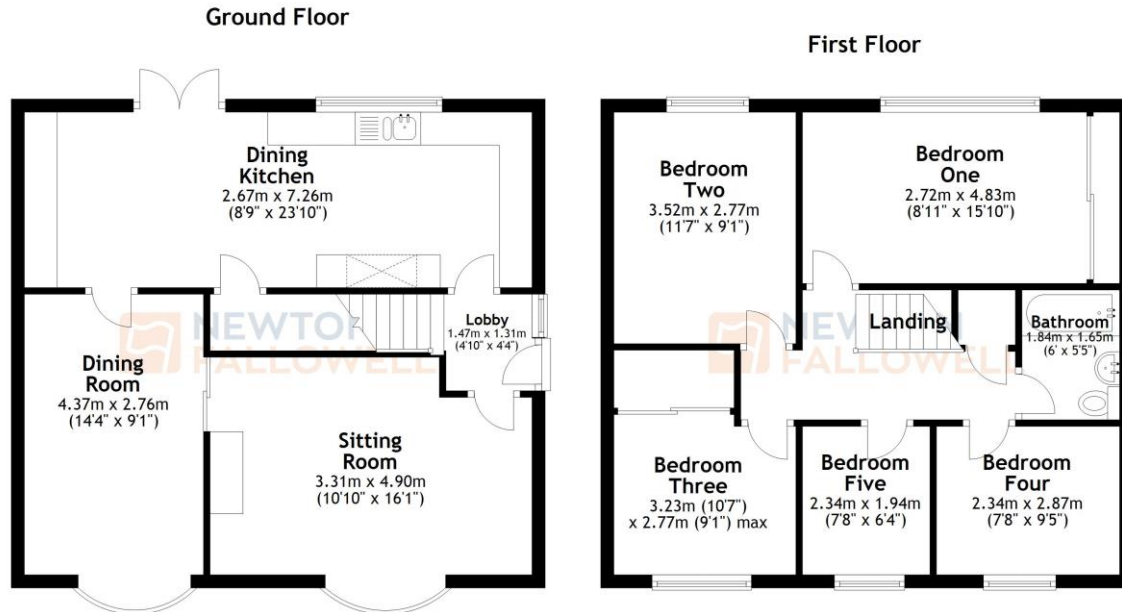
## DISCLAIMER

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. 103.5 sq. metres (1114.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		86
(69-80)		
<b>C</b>	75	
(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 &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



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