



13 Grove Lane, Retford, DN22 6NA



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# Offers in excess of £165,000

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This 1930's semi-detached home is located within easy walking distance of the town centre on Grove Lane, Retford. The property features two reception rooms, a fitted kitchen and utility area, a ground floor bathroom, as well as three bedrooms on the first floor. Externally, there is off-road parking to the front, as well as lawned gardens to both front and rear aspects.





### RECEPTION HALL

Upvc double glazed obscure front entrance door, double panel radiator, wall mounted thermostat for the central heating, stairs leading to the first floor, multi-paned door leading into:

### SITTING ROOM

3.84m x 3.65m (12'7" x 12'0")

Upvc double glazed rectangular bay window to front aspect, double panel radiator, fireplace with gas coal effect fire within, television point, coving to ceiling, multi-paned door leading into:



### DINING ROOM

3.60m x 3.10m (11'10" x 10'2")

Double panel radiator, coving to ceiling, upvc double glazed picture window to rear aspect.

### SIDE LOBBY

1.45m x 0.89m (4'10" x 2'11")

Upvc double glazed obscure door to right aspect, understair storage area with shelving.



### KITCHEN

2.56m x 1.60m (8'5" x 5'2")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll-top work surfaces with tiled splashbacks. Appliances include a 'Whirlpool' electric oven and a four-ring gas hob with an extractor canopy above. There is also space and plumbing for a washing machine, 1 1/4 bowl sink and drainer, uPVC double-glazed window to the right aspect, wall-mounted 'Worcester' gas-fired central heating boiler, vinyl floor covering.

### UTILITY AREA

1.74m x 0.88m (5'8" x 2'11")

Upvc double glazed window to right aspect, vinyl floor covering, space and supply for upright fridge-freezer.

### BATHROOM

2.09m x 1.73m (6'11" x 5'8")

Three-piece suite consisting of a low-level flush w.c., pedestal wash hand basin and a panel bath. Upvc double glazed obscure window to rear aspect, panel radiator.

### 1ST FLOOR-LANDING

2.23m x 0.95m (7'4" x 3'1")

Upvc double glazed obscure window to right aspect, hatch accessing roof space.

### BEDROOM ONE

4.87m x 3.67m (16'0" x 12'0")

Two uPVC double glazed windows to front aspect, double panel radiator, fitted cupboard to rear-left corner.

### BEDROOM TWO

3.61m x 2.82m (11'10" x 9'4")

Upvc double glazed window to rear aspect, panel radiator.

### BEDROOM THREE

2.59m x 1.94m (8'6" x 6'5")

Upvc double glazed window to rear aspect, panel radiator.

## GARDENS & GROUNDS

The property can be accessed off Grove Lane through a pair of wrought iron gates onto a driveway providing parking for one vehicle. This driveway forms a pathway leading to the front entrance door and along the right aspect to the rear garden. There is also a water supply to the right aspect. The garden to the rear features a lawned area, raised patio area and is enclosed behind hedging and fencing to all aspects.

## TENURE

Freehold

## COUNCIL TAX

Band A

## SERVICES

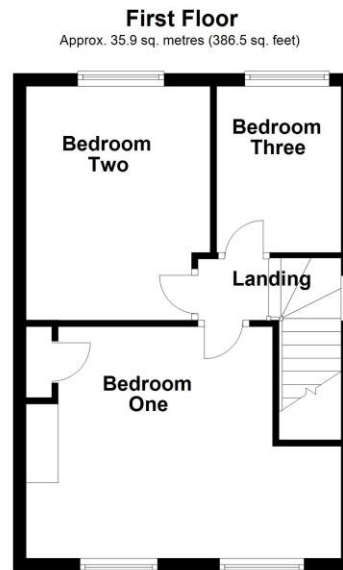
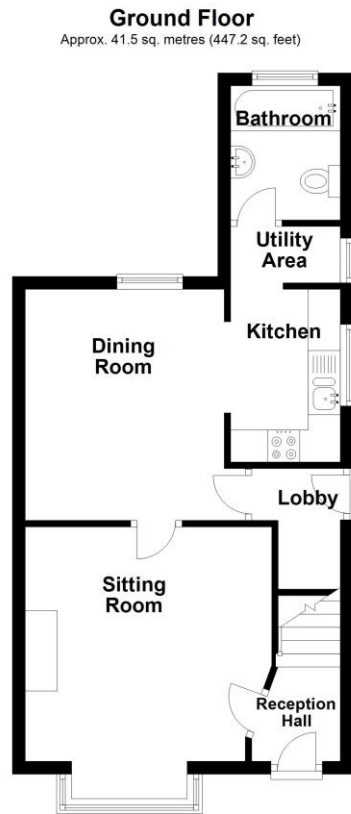
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

## 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. 77.4 sq. metres (833.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(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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