



26 Thrumpton Close, Retford,  
DN22 7AQ



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# £150,000

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This three-bedroom semi-detached home is situated on Thrumpton Close, a short walk from Thrumpton Primary School, and within further walking distance of the town centre and mainline railway station. Offered with no upward chain, the property features a good-sized sitting room, a dining room extension to the rear, a kitchen, three bedrooms and a bathroom. This property also features a good-sized enclosed rear garden as well as a driveway and detached single garage.





### RECEPTION HALL

4.02m x 2.26m (13'2" x 7'5")

Upvc double-glazed side entrance door, upvc double-glazed window to front aspect, double-doored cupboard with shelf within, panel radiator, stairs leading to the first floor.

### SITTING ROOM

6.08m x 3.26m (19'11" x 10'8")

Upvc double glazed window to front aspect, fireplace with alcove, double panel radiator, coving to ceiling, television point, timber effect laminate floor covering.



### KITCHEN

2.77m x 2.19m (9'1" x 7'2")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll-top work surfaces. Appliances include a 'Neff' four-ring gas hob and 'Neff' extractor hood above, and a 'Lamona' electric fan-assisted oven. The kitchen also has space and plumbing for a washing machine as well as space and supply for a tumble dryer, 1 1/4 bowl sink and drainer, uPVC double glazed obscure side entrance door, understair pantry cupboard with shelving and electric consumer unit.

### DINING ROOM

5.01m x 2.73m (16'5" x 9'0")

Timber effect laminate floor covering, upvc double glazed sliding patio doors to rear aspect, panel radiator.

### 1ST FLOOR-LANDING

2.10m x 1.78m (6'11" x 5'10")

Upvc double glazed window to right aspect, storage cupboard with shelving, hatch accessing roof space.

### BEDROOM ONE

3.34m x 2.93m (11'0" x 9'7")

Upvc double glazed window to front aspect, panel radiator.



### BEDROOM TWO

2.93m x 2.66m (9'7" x 8'8")

Upvc double glazed window to rear aspect, panel radiator.

### BEDROOM THREE

2.02m x 2.39m (6'7" x 7'10")

Upvc double glazed window to front aspect, panel radiator, bulkhead storage cupboard.

### BATHROOM

2.11m x 1.67m (6'11" x 5'6")

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

### GARDENS & GROUNDS

The property can be accessed off Thrumpton Close via a paved driveway which leads along the right aspect to the side entrance door and the detached garage. A further gravel path leads from the driveway to the front entrance door. The garden to the rear is laid mainly to lawn and enclosed behind fencing to all aspects.

### GARAGE

Single garage with steel up-and-over door to front aspect.

### TENURE

Freehold

### COUNCIL TAX

Band B

### 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.



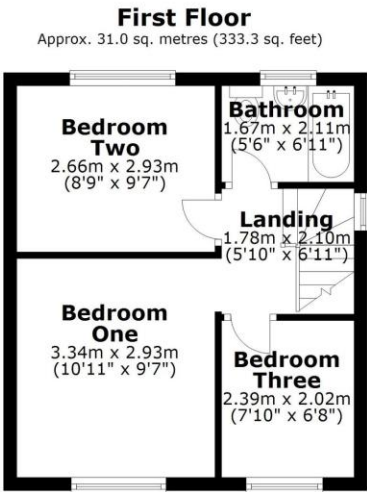
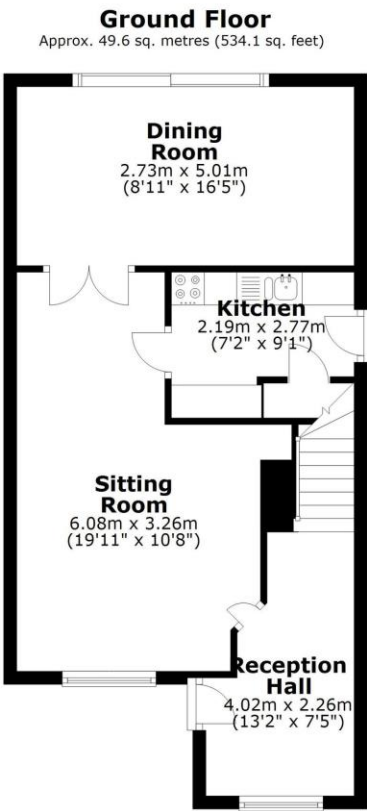
## DISCLAIMER

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.

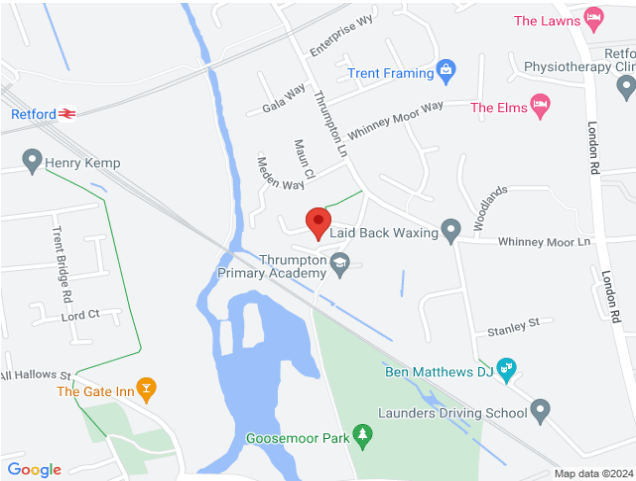




Floorplan



Total area: approx. 80.6 sq. metres (867.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		86
A		
(81-91)		
B		
(69-80)		
C	69	
(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
www.EPC4U.COM		



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