



142 Thrumpton Lane,  
Retford, DN22 7GS



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# £175,000

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This three-bedroom townhouse is located within easy walking distance of the town centre. Offered with no upward chain, the property features ample accommodation consisting of a dining kitchen, utility room, downstairs w.c., sitting room, three bedrooms (with an en-suite shower room) and a house bathroom. To the rear, there is a lawned southwest-facing garden and a garage providing off-road parking.





### RECEPTION HALL

1.32m x 1.31m (4'4" x 4'4")

Double glazed obscure front entrance door, staircase leading to 1st floor, double panel radiator, wall mounted electric consumer unit.



### DINING KITCHEN

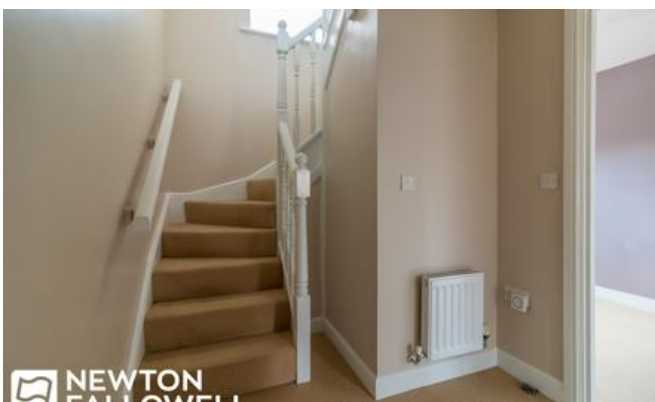
7.18m x 3.11m (23'7" x 10'2")

Two double glazed windows to front and rear aspects, two double panel radiators, under stairs storage cupboard, television point. The kitchen area is fitted with a range of base and wall units consisting of soft close gloss cupboards and drawers underneath timber effect work surfaces. Appliances include a 'Whirlpool' four ring gas hob with extractor hood above, a 'Bosch' electric fan assisted oven. There is also space for three further appliances if required, and a 1 1/2 bowl sink and drainer.

### UTILITY ROOM

2.16m x 1.70m (7'1" x 5'7")

Double glazed obscure rear entrance door, base unit with work surface to match the kitchen, space and plumbing for washing machine, double panel radiator, tile effect flooring.



### CLOAKROOM

1.71m x 1.11m (5'7" x 3'7")

Double panel radiator, low-level dual flush WC, pedestal wash hand basin, double panel radiator, tile effect flooring.

### 1ST FLOOR-LANDING

2.98m x 2.07m (9'10" x 6'10")

Double panel radiator, staircase leading to 2nd floor, doors leading to all first floor accommodation.

### SITTING ROOM

4.15m x 4.12m (13'7" x 13'6")

Broadband and television points, double glazed windows to front aspect, double panel radiator.

### BEDROOM TWO

2.98m x 1.94m (9'10" x 6'5")

Double glazed window to rear aspect, double panel radiator.

### 2ND FLOOR-LANDING

3.68m x 0.99m (12'1" x 3'2")

Double glazed window to rear aspect, doors leading to all second-floor accommodation, cupboard housing 'Vaillant' gas central heating boiler.

### BEDROOM ONE

4.17m x 2.56m (13'8" x 8'5")

Double glazed windows to front aspect, double panel radiator, television point.

### EN-SUITE

2.17m x 1.17m (7'1" x 3'10")

Fully tiled shower enclosure with mains fed shower within, low level dual flush WC, pedestal wash hand basin, double panel radiator, ceiling mounted extractor fan.

### BEDROOM THREE

2.75m x 1.98m (9'0" x 6'6")

Television point, double panel radiator, double glazed window to rear aspect.



## BATHROOM

1.98m x 1.69m (6'6" x 5'6")

Panel bath with handheld shower attachment, low-level dual flush WC, pedestal wash hand basin, double panel radiator, ceiling mounted extractor fan.

## GARDENS & GROUNDS

The property features a garage to the rear, accessed off Gala Way. The garden to the rear is southwest-facing and laid mainly to lawn.

## GARAGE

4.97m x 2.43m (16'4" x 8'0")

Roller-shutter 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.

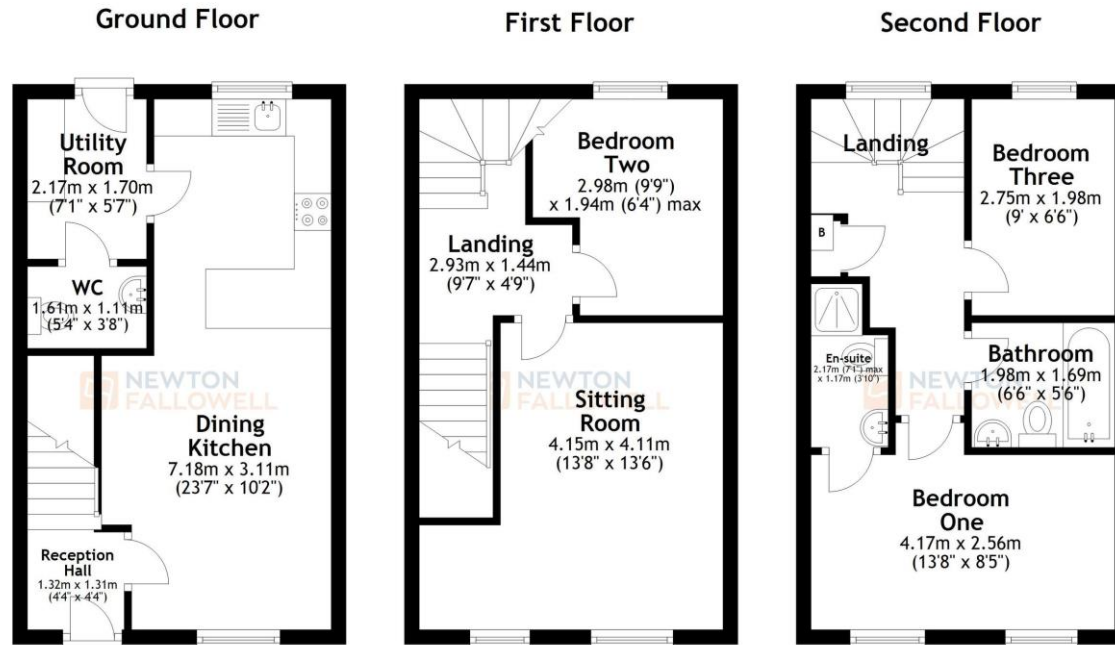
## DISCLAIMER

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. 88.4 sq. metres (951.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	75	
(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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