



13 Blackstope Lane,
Retford, DN22 6NW



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£210,000

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This semi-detached bungalow is offered for sale with no upward chain, and is located in a residential area within easy walking distance of the town centre. Featuring a sitting room and conservatory, two double bedrooms as well as a dining kitchen and shower room which were both re-fitted in 2023. The property also features front and rear gardens, a driveway, and a detached single garage.





PORCH 1.83m x 0.72m (6'0" x 2'5")

RECEPTION HALL 4.23m x 1.45m (13'11" x 4'10")

Obscure glazed front entrance door, double panel radiator, hatch accessing roof space, wall-mounted thermostat, three storage cupboards; one housing the hot water storage tank.

SITTING ROOM 4.46m x 3.34m (14'7" x 11'0")

Double glazed window to front aspect, panel radiator, television point.

DINING KITCHEN 4.46m x 3.78m (14'7" x 12'5")

Refitted in 2023 with the range of timber effect base and wall units consisting of soft close cupboards and drawers underneath stone effect work surfaces with matching upstand. Appliances include four ring 'Belling' gas hob with extractor hood above, as well as a 'Beko' electric fan-assisted oven situated within a tall unit. There is also space and supply for two further undercounter appliances and space and plumbing for a washing machine, 1 1/2 bowl sink and drainer, double glazed windows to rear and left aspects, double panel radiator, wall-mounted gas fire, cupboard housing 'Baxi' gas fired central heating boiler.

CONSERVATORY 2.87m x 2.25m (9'5" x 7'5")

Double glazed windows to rear left and right aspects with matching door leading out to

garden, polycarbonate lean-to roof, power and light within.

BEDROOM ONE 3.94m x 3.70m (12'11" x 12'1")

Double glazed window to front aspect, double panel radiator.

BEDROOM TWO 3.15m x 3.10m (10'4" x 10'2")

Double glazed window to rear aspect, double panel radiator, double wardrobe unit with hanging rail and shelf within.

SHOWER ROOM 2.17m x 1.47m (7'1" x 4'10")

Refitted in 2023 with a walk-in shower enclosure with 'Bristan' electric shower, pedestal wash hand basin and low level dual flush WC, fully boarded walls with composite boarded ceiling, timber effect flooring, ladder style towel radiator, double glazed obscure window to rear aspect.

GARDENS & GROUNDS

The property features a lawned garden to the front with a rose border, as well as a driveway leading along the left aspect of the property to the detached garage. The garden to the rear is also laid to lawn with a paved patio area immediately to the rear of the property, as well as hedging and fencing to all aspects. The garden also features security lighting to the front and rear with dawn-to-dusk sensors.





GARAGE 6.01m x 2.88m (19'8" x 9'5")

Power and light, steel up-and-over garage door to front aspect.

TENURE

Freehold

COUNCIL TAX

Band B

SERVICES

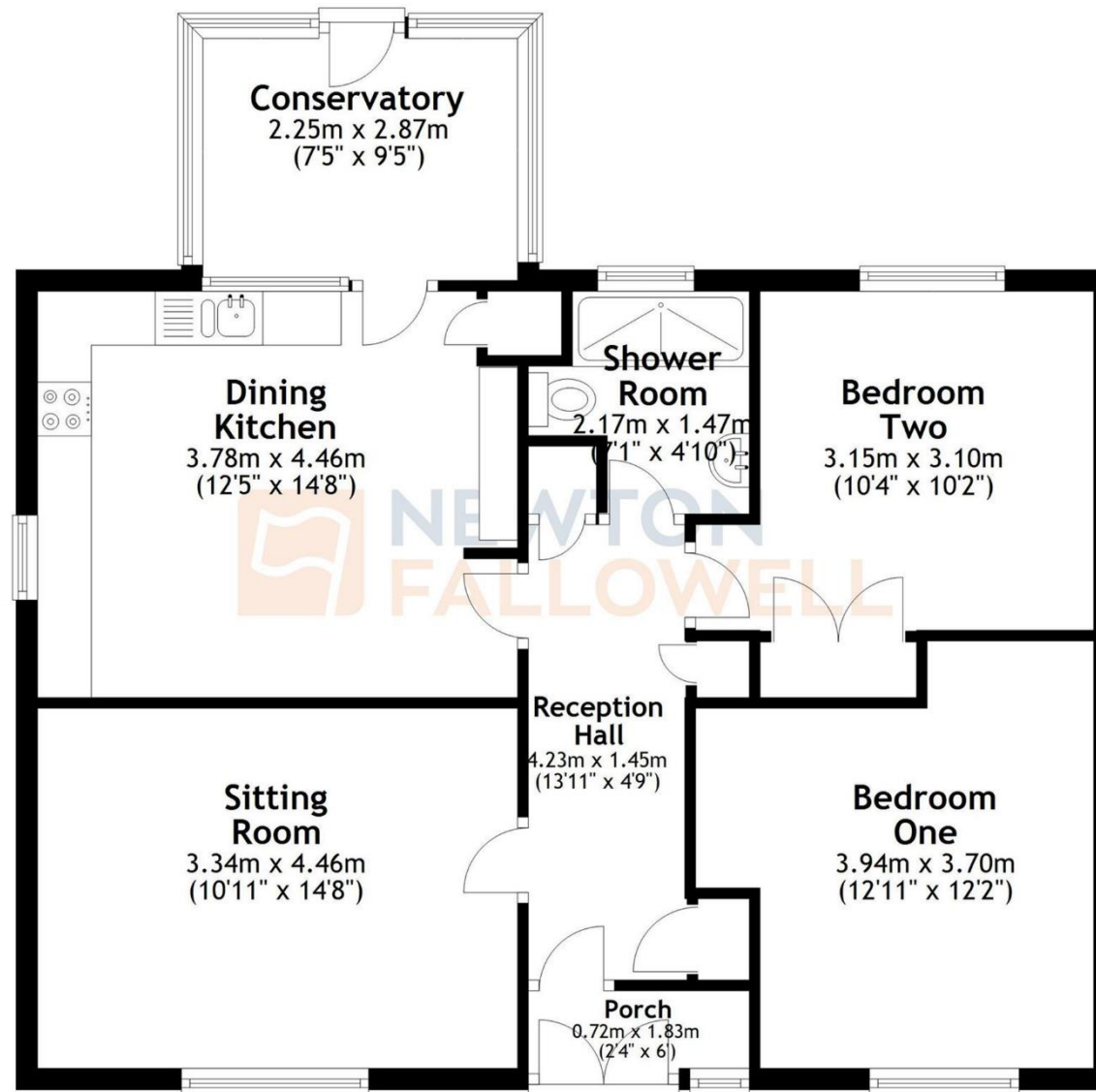
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

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.



Ground Floor



Total area: approx. 78.0 sq. metres (839.2 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | | |
| (55-68) | D | 70 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epcau.com | | | |

