



16 Lindrick Court, Retford,
DN22 7NF



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£280,000

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This superb bungalow is situated on a corner plot on Lindrick Court, a cul-de-sac located on the south-west edge of Retford. Offered with no upward chain, the bungalow features a lounge and dining room, conservatory, kitchen with shaker-style units, three bedrooms and a shower room. Externally, there are lawned gardens to the side and rear with views over farmland to the south, as well as a driveway and attached single garage.





ENTRANCE PORCH 1.76m x 1.49m (5'10" x 4'11")

Double glazed obscure front entrance door with matching sidelight and matching full-length windows to left aspect, tiled flooring, obscure glazed door leading into the reception hall.

RECEPTION HALL 3.82m x 4.47m (12'6" x 14'8")

Panel radiator, hatch accessing roof space, cupboard with shelving within.



DINING ROOM 2.64m x 3.33m (8'8" x 10'11")

Double panel radiator, double glazed sliding patio door to rear aspect, cloaks cupboard.

LOUNGE 3.35m x 4.94m (11'0" x 16'2")

Double glazed windows to front and right aspects, television point.

CONSERVATORY 2.75m x 2.58m (9'0" x 8'6")

Double glazed windows to left, rear and right aspects, matching door to right aspect, television point.

KITCHEN 3.01m x 3.22m (9'11" x 10'7")

Fitted with a range of shaker-style base and wall units consisting of cupboards and drawers underneath stone effect



work surfaces. Appliances include a 'Lamona' four ring gas hob with extractor hood above, an 'AEG' electric fan-assisted double oven situated within a tall unit as well as an integrated fridge. 1 1/2 bowl sink and drainer, double glazed window to front aspect and matching obscure glazed door to rear, panel radiator, wall-mounted 'Worcester' gas-fired central heating boiler.

BEDROOM ONE 3.28m x 3.45m (10'10" x 11'4")

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

BEDROOM TWO 2.25m x 3.47m (7'5" x 11'5")

Double glazed window to rear aspect, panel radiator

BEDROOM THREE 2.32m x 2.71m (7'7" x 8'11")

Double glazed window to front aspect, panel radiator.

SHOWER ROOM 1.66m x 2.70m (5'5" x 8'11")

Walk-in shower enclosure with mains fed shower within, dual flush WC, wash hand basin with toiletry storage below, panel radiator, tiled flooring and complementary tiled walls, double glazed window to rear aspect.



GARAGE 2.52m x 5.67m (8'4" x 18'7")

Double glazed window to right aspect, wall-mounted electric consumer unit (installed February 2024), steel up-and-over door to front aspect, plumbing for washing machine, power and light.

GARDENS & GROUNDS

The bungalow features a paved driveway, leading across the front of the property to a parking area and the attached single garage. There are lawned areas to the front, right and rear aspects, which are well stocked with a variety of mature plants and shrubs. There are views over farmland to the south, as well as a hardstanding for a garden shed and patio area.

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.

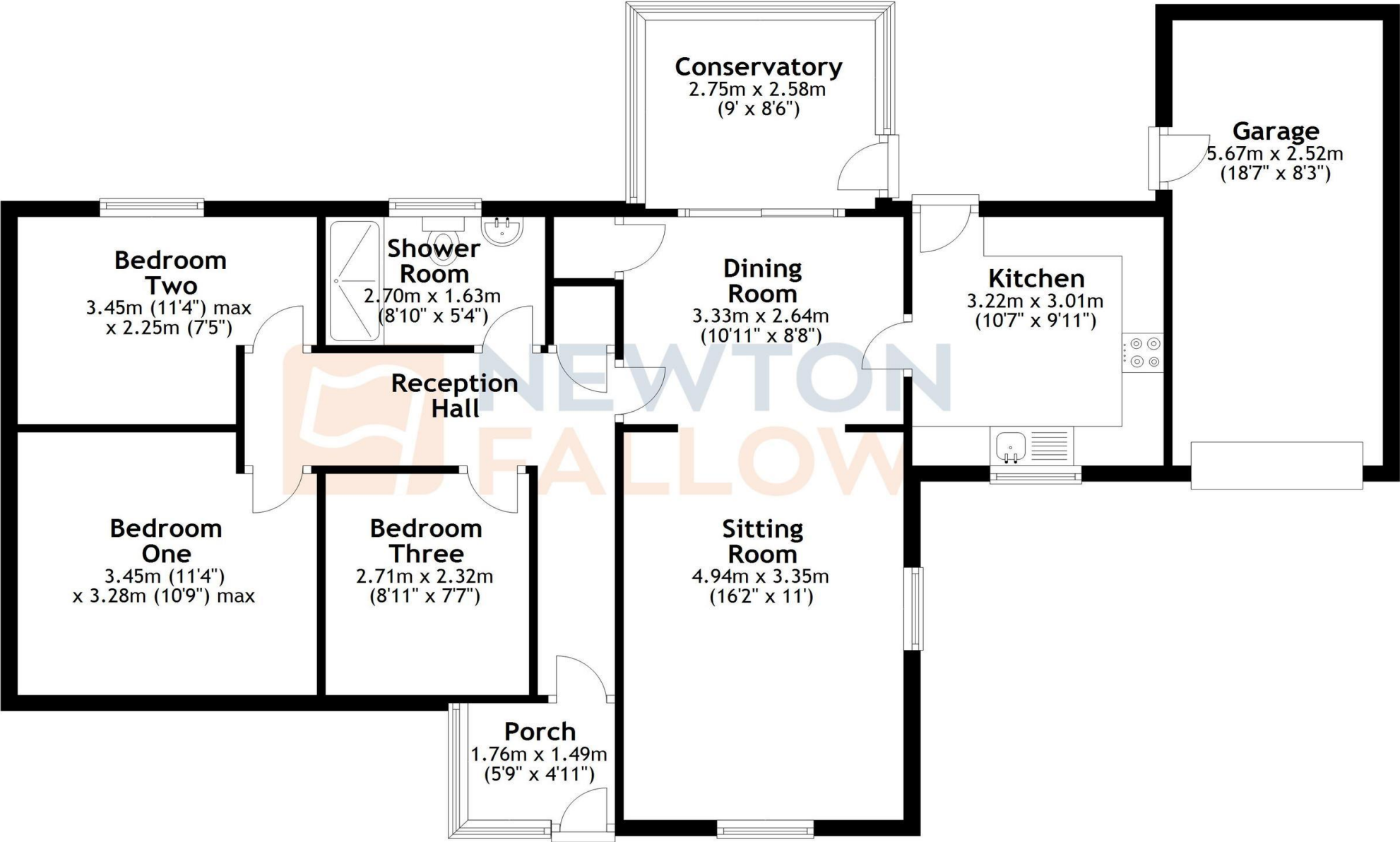


DISCLAIMER

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.



Ground Floor



Total area: approx. 102.9 sq. metres (1107.3 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

