



2 Kingsmead, Retford,  
DN22 7FD



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# £290,000

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This extended family home occupies an excellent sized corner plot on Kingsmead, a cul-de-sac located on the south-west edge of Retford. The property features ample accommodation for a growing family including two reception rooms, conservatory, kitchen and utility room, a useful study/office, ground floor shower room, as well as three bedrooms and a bathroom with separate w.c. The aforementioned plot features a lawned garden to the front, paved garden to the rear, as well as ample off road parking facilitated by a driveway and detached double garage.





### PORCH 0.81m x 1.80m (2'8" x 5'11")

Double glazed obscure front entrance door with matching side lights, multi-paned obscure door with side light leading into reception hall.

### RECEPTION HALL 1.79m x 4.14m (5'11" x 13'7")

Panel radiator, timber effect flooring, wall-mounted smart thermostat, staircase leading to 1st floor.



### SHOWER ROOM 2.33m x 3.24m (7'7" x 10'7")

Timber effect flooring, double glazed obscure front entrance door, panel radiator, low-level flush WC, pedestal wash hand basin, shower enclosure with mains fed deluge shower and handheld attachment, a range of fitted cupboards with hanging rails within, ceiling mounted downlights, and extractor fan.

### KITCHEN 2.87m x 2.91m (9'5" x 9'6")

Double glazed window to rear aspect, a range of base and wall units consisting of cupboards and drawers underneath roll-top work surfaces with tiled splashback. There is space and supply for a dual fuel range-cooker, space and plumbing for a dishwasher and space and plumbing for a washing machine, one and a half bowl sink and drainer, a range of ceiling mounted downlights, timber effect flooring, wine racking and an extractor hood above the space for the cooker.



### SITTING ROOM 4.16m x 4.25m (13'7" x 13'11")

Double glazed window to front aspect, double panel radiator, fireplace with coal effect fire within, timber effect flooring.

### DINING ROOM 2.94m x 3.12m (9'7" x 10'2")

Two panel radiators, double glazed French doors leading to conservatory.

### CONSERVATORY 2.21m x 5.37m (7'4" x 17'7")

Double glazed windows to left, rear and right aspects with matching doors leading out to garden, double panel radiator, double glazed roof above, wall-mounted electric consumer unit, power and light.

### UTILITY ROOM 2.34m x 2.83m (7'8" x 9'4")

Double glazed window to rear aspect and matching obscure glazed door leading out to garden, panel radiator, timber effect flooring, wall mounted 'Worcester' gas fired central heating boiler, range of fitted base units.

### W.C. 0.74m x 1.67m (2'5" x 5'6")

Low level flush WC, double glazed obscure window to left aspect, tiled walls.

### STUDY AREA 1.89m x 2.31m (6'2" x 7'7")

Double glazed obscure window to left aspect, timber effect flooring, panel radiator, hatch accessing roof space.



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### 1ST FLOOR-LANDING 2.47m x 2.62m (8'1" x 8'7")

Double glazed obscure window to left aspect, hatch accessing roof space (boarded with light), storage cupboard with hanging rail and shelf.

### BEDROOM ONE 3.57m x 3.88m (11'8" x 12'8")

Double glazed windows to front aspect, panel radiator, a range of built-in bedroom furniture including wardrobe units, bedside cabinets and shelving units, television point, wall lights.

### BEDROOM TWO 3.28m x 3.30m (10'10" x 10'10")

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

### BEDROOM THREE 2.45m x 2.79m (8'0" x 9'2")

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

### BATHROOM 1.67m x 1.86m (5'6" x 6'1")

Panel bath with handheld shower attachment, pedestal wash hand basin, double glazed obscure window to rear aspect, ladder style towel radiator, tiled walls.

### DOUBLE GARAGE 5.31m x 5.89m (17'5" x 19'4")

Up-and-over door to front aspect, power and light within, range of wall units and shelving.



## GARDENS & GROUNDS

The property features an excellent-sized lawned garden to the front, with a driveway and pathway leading off Kingsmead to the double garage and front entrance door. The garden to the rear is mainly paved and enclosed behind hedging and fencing. There is dawn-to-dusk security lighting, an external water supply, a greenhouse as well as gates to both sides making the garden secure.

## TENURE

Freehold

## COUNCIL TAX

Band D

## 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. The property benefits from cavity wall insulation.

## 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.





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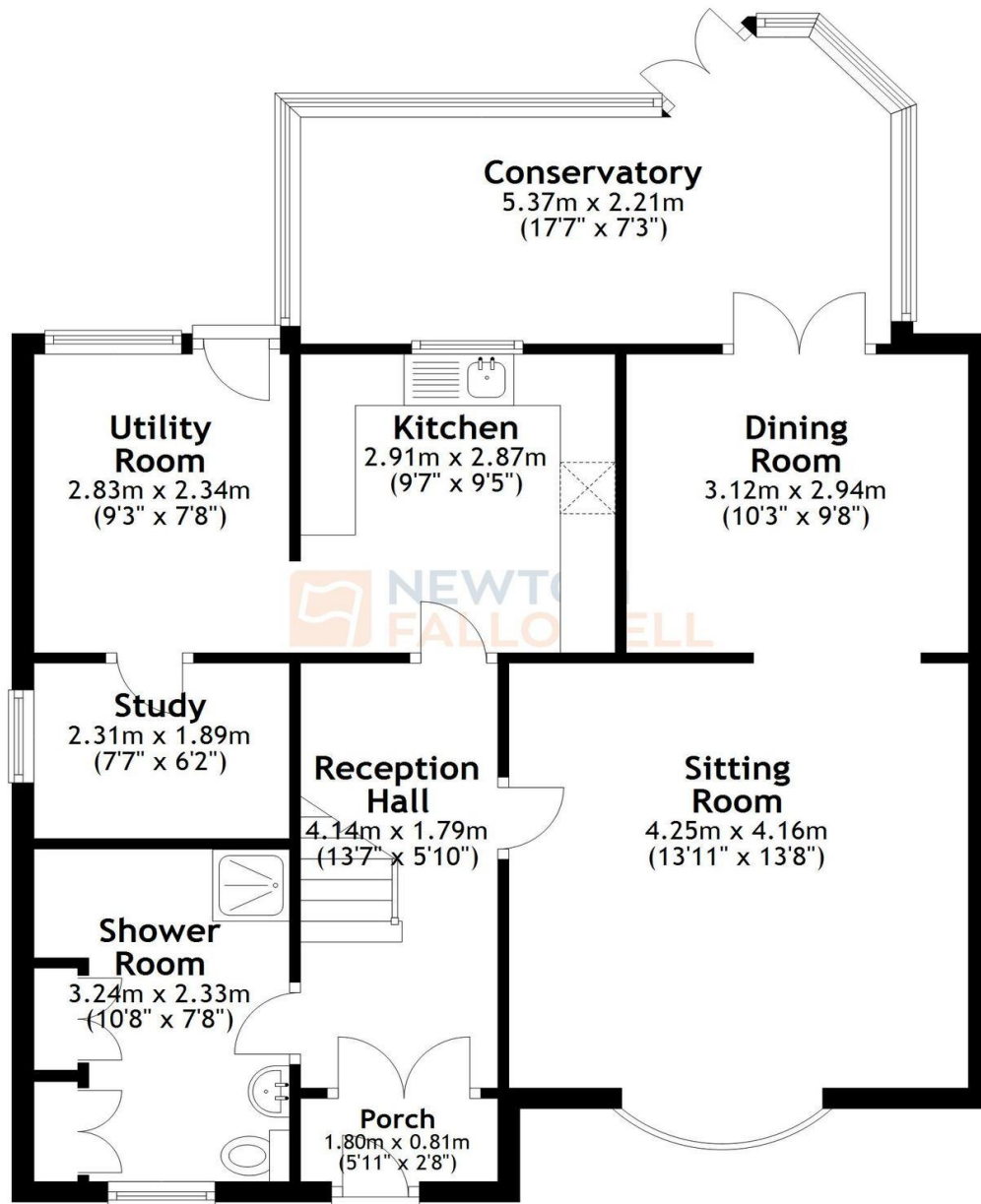


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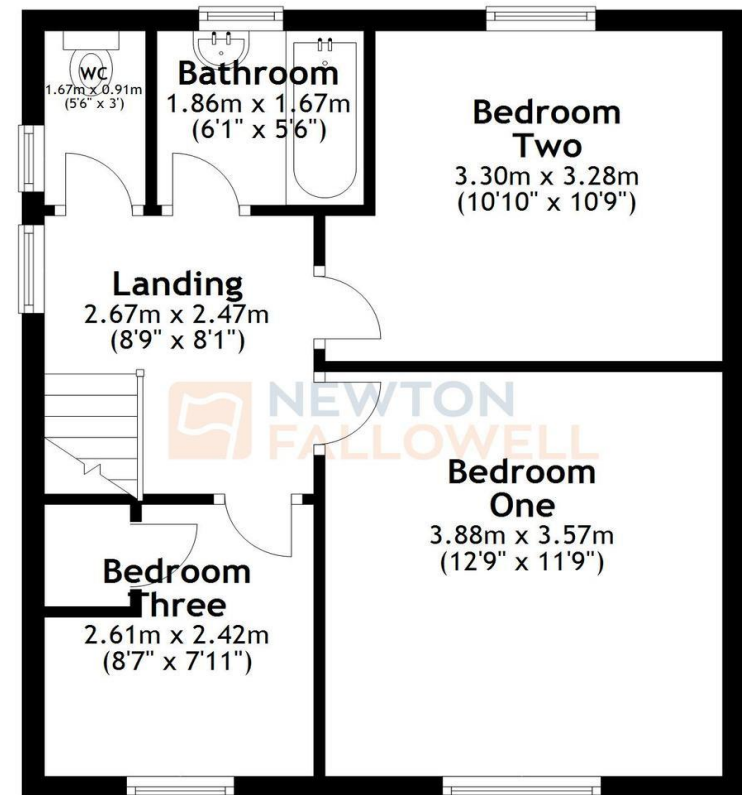


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## Ground Floor



## First Floor



Total area: approx. 123.5 sq. metres (1329.1 sq. feet)





| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92+)  | A |                         |           |
| (81-91)  | B |                         | 84        |
| (69-80)  | C | 73                      |           |
| (55-68)  | D |                         |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| England & Wales                                    |   | EU Directive 2002/91/EC |           |

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