



19 Blossom Grove, Retford,
DN22 7XH



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£240,000

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This superb semi-detached home is ideally suited for second-steppers and is situated on the outskirts of Retford on a pleasant cul-de-sac. The property features a reception hall, dining kitchen, sitting room, cloakroom, three bedrooms (one of which benefits from en-suite) as well as a bathroom. There is also off road parking to the front aspect, as well as an enclosed rear garden.



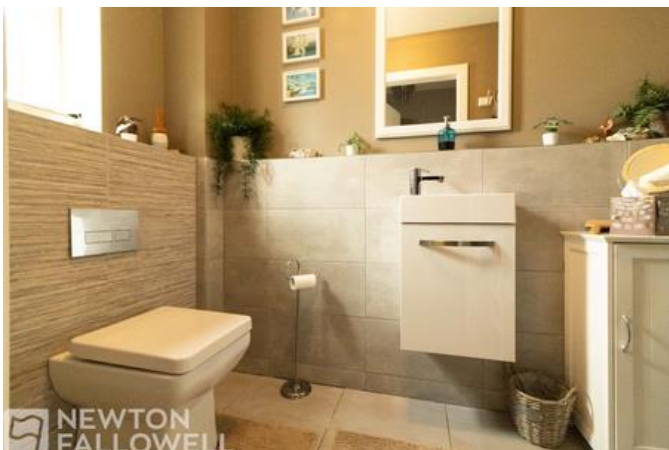


RECEPTION HALL 1.16m x 1.66m (3'10" x 5'5")

Double glazed obscure front entrance door, timber effect flooring, panel radiator, doors leading to kitchen and cloakroom.

DINING KITCHEN 5.32m x 5.33m (17'6" x 17'6")

Fitted with a range of base and wall units consisting of soft close cupboards and drawers underneath timber effect work surfaces with tiled splashback. Appliances include a four-ring electric hob with 'Elica' extractor hood above, a 'Zanussi' electric fan-assisted oven, an upright fridge freezer, 'Indesit' washing machine and 'Zanussi' dishwasher. Continuation of the timber effect flooring from the reception hall, two double panel radiators, staircase leading to the first-floor, thermostat for the central heating, under stairs storage cupboard, range of ceiling mounted downlights, ceramic one and a half bowl sink and drainer with pull-out mixer tap.



SITTING ROOM 2.85m x 5.33m (9'5" x 17'6")

Timber effect flooring, two double panel radiators, double glazed French doors to the rear leading out to the garden.



W.C. 1.25m x 2.26m (4'1" x 7'5")

Low level dual flush WC with concealed cistern, wash hand basin with toiletry storage below, tiled walls to half height, chrome style towel radiator, double glazed obscure window to front aspect, complementary tiled floor covering, extractor fan.

1ST FLOOR-LANDING 2.19m x 2.92m (7'2" x 9'7")

Hatch accessing roof space, doors leading to all first floor bedrooms and bathroom, cupboard housing 'Ideal' gas fired central heating combination boiler.

BEDROOM ONE 3.02m x 3.82m (9'11" x 12'6")

Double glazed window to rear aspect, double panel radiator.

EN-SUITE 0.97m x 2.99m (3'2" x 9'10")

Shower enclosure with main deluge shower within, wash hand basin with toiletry storage below, low-level dual flush WC, double glazed obscure window to right aspect, fully tiled walls with complementary tiled flooring, chrome ladder style towel radiator, extractor fan, downlights.



NEWTON
FALLOWELL

BEDROOM TWO 3.26m x 3.28m (10'8" x 10'10")

Double glazed window to front aspect,
double panel radiator.

BEDROOM THREE 2.19m x 2.88m (7'2" x 9'5")

Double glazed window to rear aspect,
double panel radiator.

BATHROOM 1.91m x 2.08m (6'4" x 6'10")

Fitted with a three-piece suite consisting
of a panel bath with mains fed deluge
shower above, low-level dual flush WC
with concealed cistern, pedestal wash
hand basin, fully tiled walls with
complementary flooring, double glazed
obscure window to front aspect, chrome
ladder style towel radiator, extractor fan,
downlights.

GARDENS & GROUNDS

To the front there is allocated parking for
two vehicles and a pathway leading to the
front entrance door flanked by gravelled
well-stocked borders. The rear garden is
laid mainly to lawn and enclosed behind a
combination of brick boundary walls and
fencing. There is a patio area immediately
to the rear of the property and well-
stocked borders.



NEWTON
FALLOWELL



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TENURE

Freehold

COUNCIL TAX

Band B

SERVICES

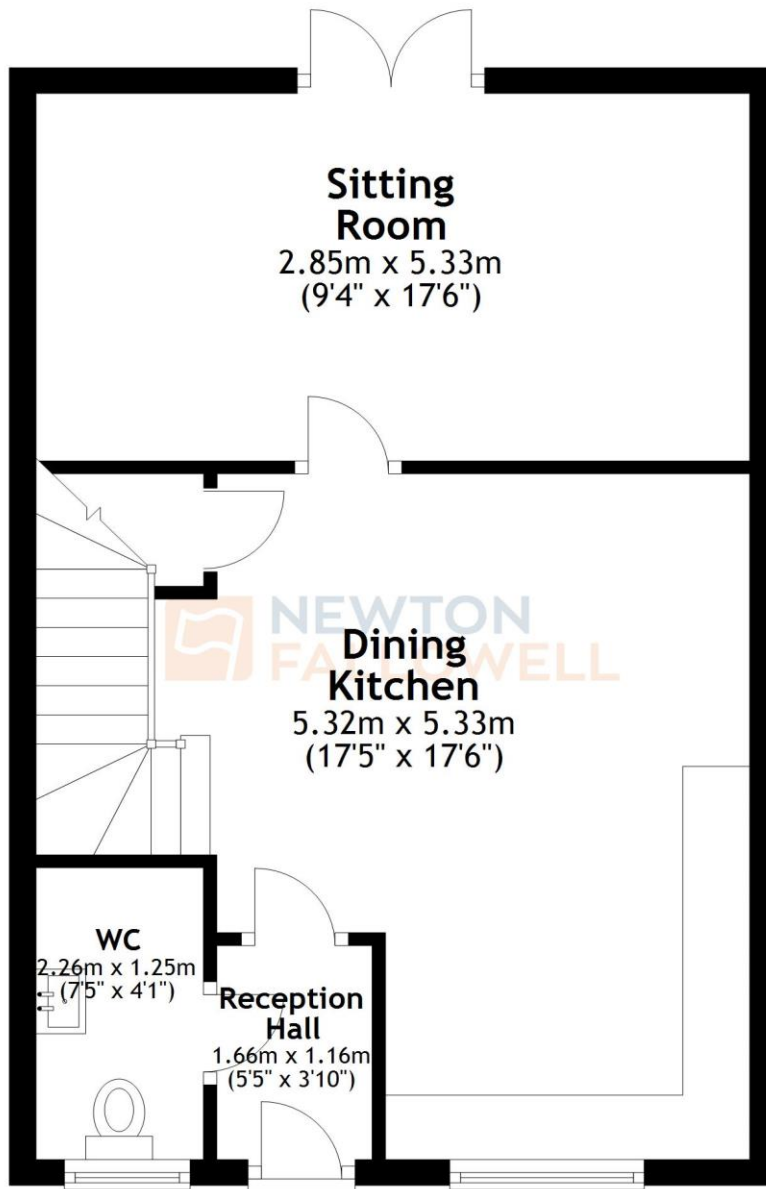
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

DISCLAIMER

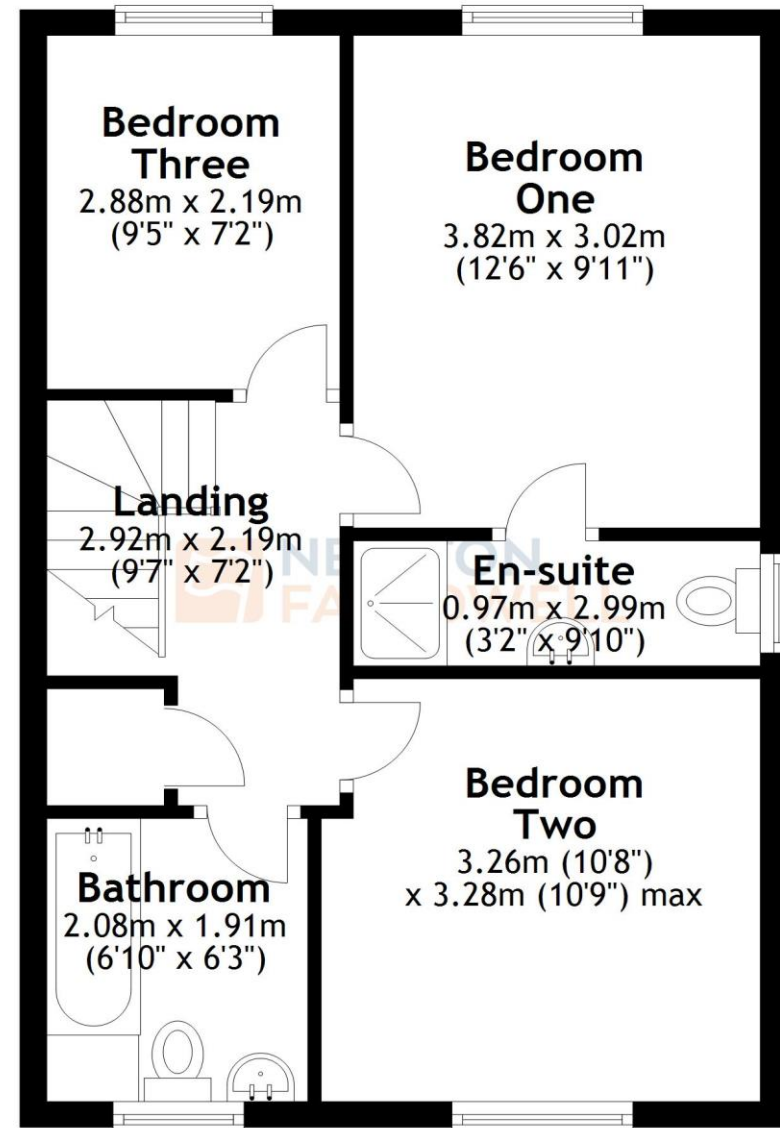
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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



First Floor



Total area: approx. 87.5 sq. metres (942.2 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		96
(81-91)	B	85	
(69-80)	C		
(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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