



12 St Stephens Road,
Retford, DN22 7EZ



£300,000

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This stunning bungalow lies at the head of a very popular cul-de-sac, located less than a mile from Retford town centre. The bungalow briefly consists of a sitting room, dining kitchen, two double bedrooms and a bathroom with five-piece suite. The focal point of the bungalow is the plot, measuring 1/6th acre with lawned gardens to front and rear aspects, a covered patio area, garage and off-road parking, as well as open views to the rear over farmland.





RECEPTION HALL 1.87m x 2.14m (6'1" x 7'0")

Double glazed obscure side entrance door with matching side light, single panel radiator, coving to ceiling, broadband point.



SITTING ROOM 3.46m x 6.17m (11'5" x 20'2")

Double glazed windows to front and left aspects, two single panel radiators, television point.



KITCHEN 3.71m x 4.88m (12'2" x 16'0")

Fitted with a range of gloss base and wall units consisting of cupboards and drawers underneath timber effect work surfaces. Electric fan-assisted oven, four ring electric hob with extractor hood above, space and supply for under counter fridge and freezer, space and plumbing washing machine and dishwasher, timber effect flooring, single panel radiator, double glazed window to rear aspect, matching door leading out to rear aspect, single bowl sink and drainer.

INNER HALLWAY 1.33m x 2.82m (4'5" x 9'4")

Cupboard with hanging rails, further cupboard housing hot water storage tank, hatch accessing fully boarded roof space.

BEDROOM ONE 3.46m x 3.97m (11'5" x 13'0")

Double glazed window to front aspect, single panel radiator, downlights, fitted wardrobe units with hanging rails and drawers within.

BEDROOM TWO 2.41m x 3.71m (7'11" x 12'2")

Double glazed window to rear aspect, double panel radiator.



**NEWTON
FALLOWELL**



BATHROOM 2.23m x 2.8m (7'4" x 9'2")

Quadrant shower enclosure with mains fed shower within, low-level flush WC, wash hand basin, panel bath, fully tiled walls, tiled flooring, double glazed obscure windows to rear aspect, cupboard housing gas fired central heating boiler.

GARDENS & GROUNDS

The bungalow features a driveway to the front aspect, leading to the detached single garage and the side entrance door. The garden to the front is laid mainly to lawn. The south-east facing rear garden features lawned and patio areas, a further covered patio area, and open views to the rear over farmland.

GARAGE

Electric consumer unit, up and over garage door, power and light.

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.

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.

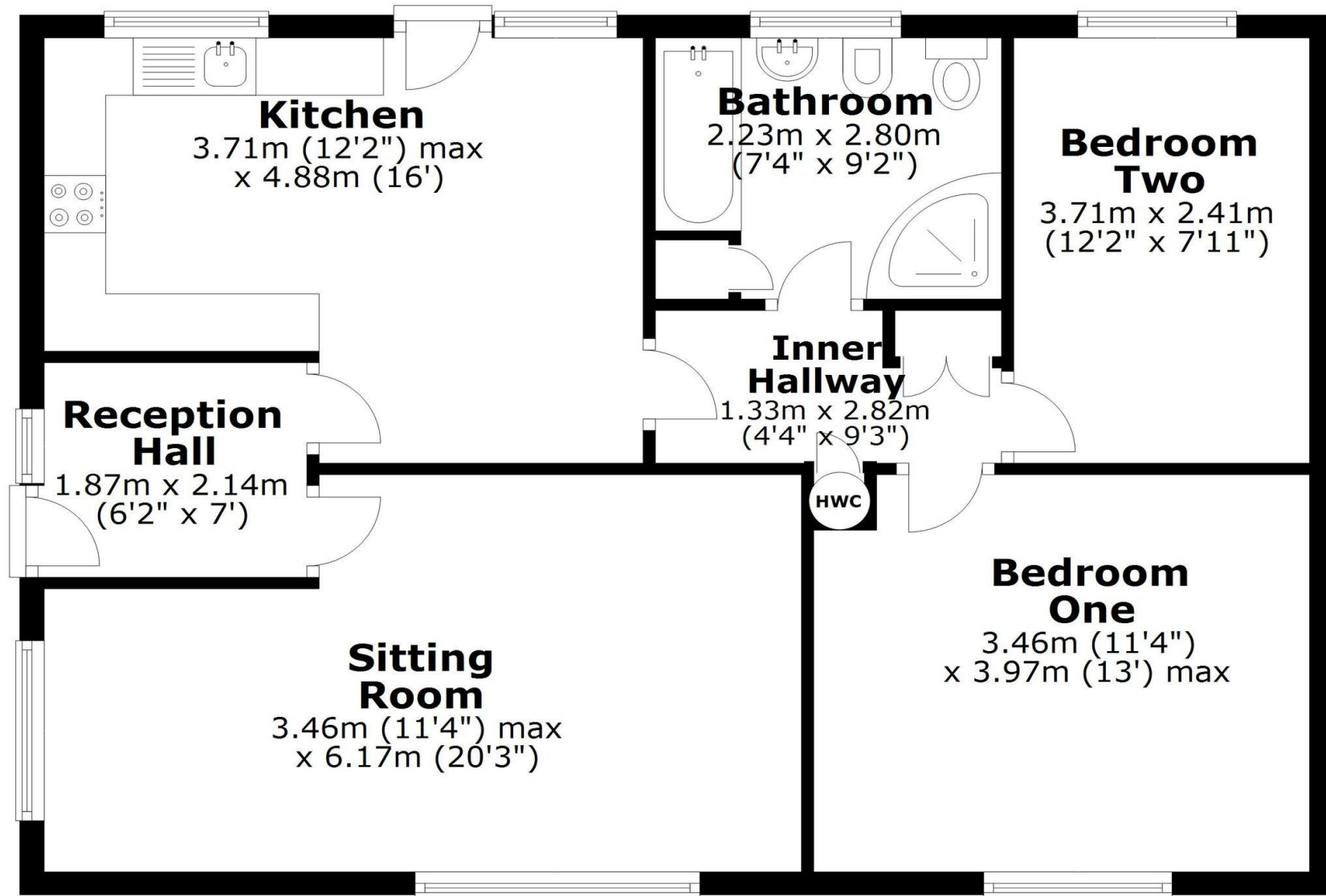




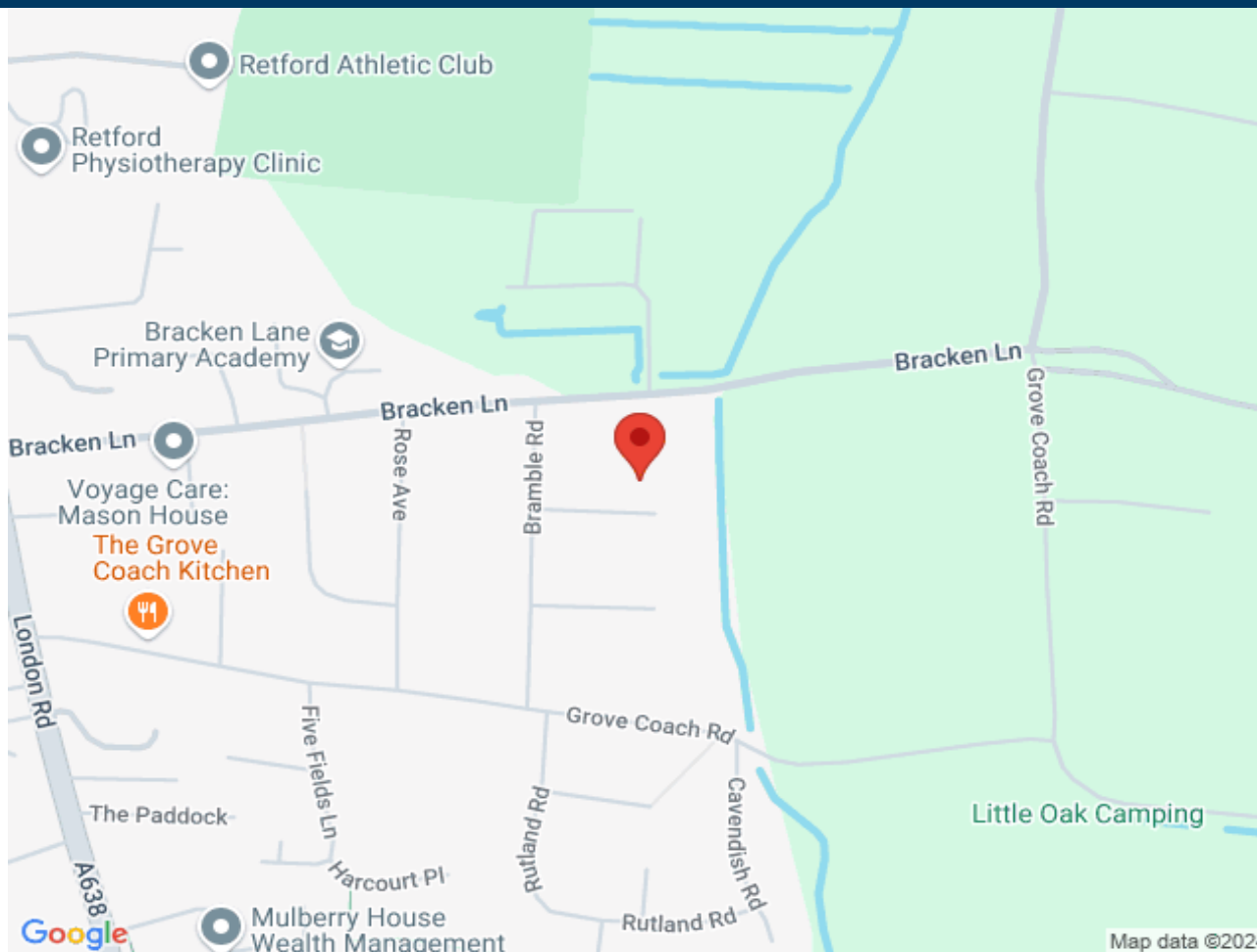
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Ground Floor

Approx. 74.7 sq. metres (804.4 sq. feet)



Total area: approx. 74.7 sq. metres (804.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(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	
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