



28 Retford Road, Mattersey,  
DN10 5HD



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# £210,000

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This traditional semi-detached home is situated on the edge of the rural village of Mattersey. The property features two reception rooms, a fitted kitchen, welcoming reception hall, three bedrooms as well as a bathroom and separate w.c. Externally, there is an enclosed rear garden as well as a driveway and carport area facilitating off road parking.





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### PORCH 1.38m x 2.11m (4'6" x 6'11")

Double glazed obscure front entrance door, cloaks cupboard.

### RECEPTION HALL 2.11m x 3.45m (6'11" x 11'4")

Double panel radiator, staircase leading to 1st floor with under stairs storage cupboard, broadband point.

### DINING AREA 3.64m x 3.88m (11'11" x 12'8")

Double glazed window to rear aspect, double panel radiator, fireplace with polished stone hearth.

### SITTING ROOM 3.64m x 3.84m (11'11" x 12'7")

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

### KITCHEN 2.42m x 4.13m (7'11" x 13'6")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath timber effect work surfaces. There is a space and supply for an electric cooker, space and plumbing for a washing machine as well as space and supply for upright fridge freezer. The kitchen also features double glazed windows to rear and right aspects, chrome style towel radiator, double glazed obscure door to right aspect

leading out to carport area, tile effect flooring.

### 1ST FLOOR-LANDING 2.51m x 2.65m (8'2" x 8'8")

Thermostat control for central heating, double glazed obscure window to right aspect, bulkhead storage cupboard, hatch accessing roof space.

### BEDROOM ONE 3.64m x 4.19m (11'11" x 13'8")

Double glazed splayed bay window to front aspect, double panel radiator.

### BEDROOM TWO 3.63m x 3.89m (11'11" x 12'10")

Double glazed window to rear aspect, double panel radiator, double-doored cupboard with shelving within.

### BEDROOM THREE 2.11m x 2.41m (6'11" x 7'11")

Double glazed window to front aspect, double panel radiator.



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## SHOWER ROOM 2.4m x 2.42m (7'11" x 7'11")

Fully boarded shower enclosure with 'Credda' electric shower within, wash hand basin with toiletry storage below, double panel radiator, double glazed obscure window to rear aspect, cupboard housing hot water storage tank, chrome ladder style towel radiator.

## W.C. 0.8m x 1.48m (2'7" x 4'11")

Double glazed obscure window to right aspect, low-level flush WC.

## GARDENS & GROUNDS

To the front, there is a driveway leading from Retford Road to gates accessing a covered carport. The remainder of the front is laid to lawn, with a pathway leading to the front entrance door. The garden to the rear is also laid to lawn, and enclosed behind fencing and hedging to all aspects. The oil central heating boiler is situated to the rear of the property.

## TENURE

Unregistered

## COUNCIL TAX

Band B



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## 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.

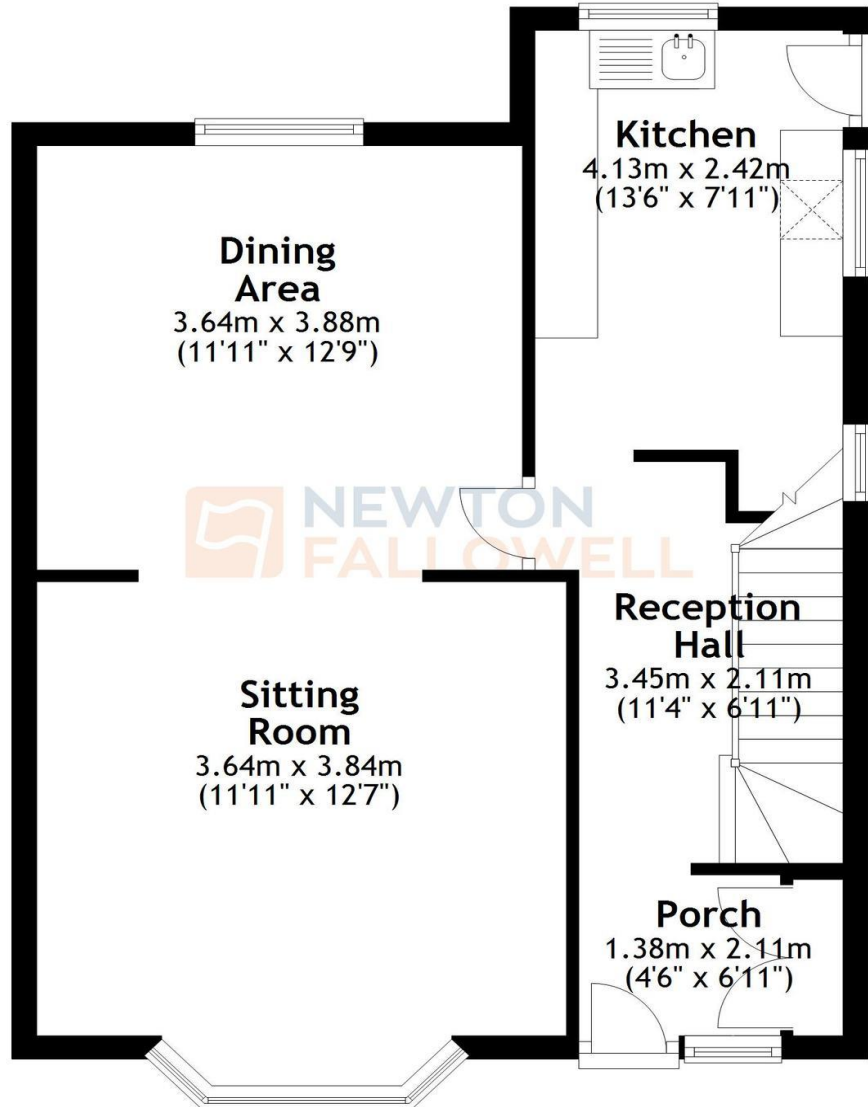




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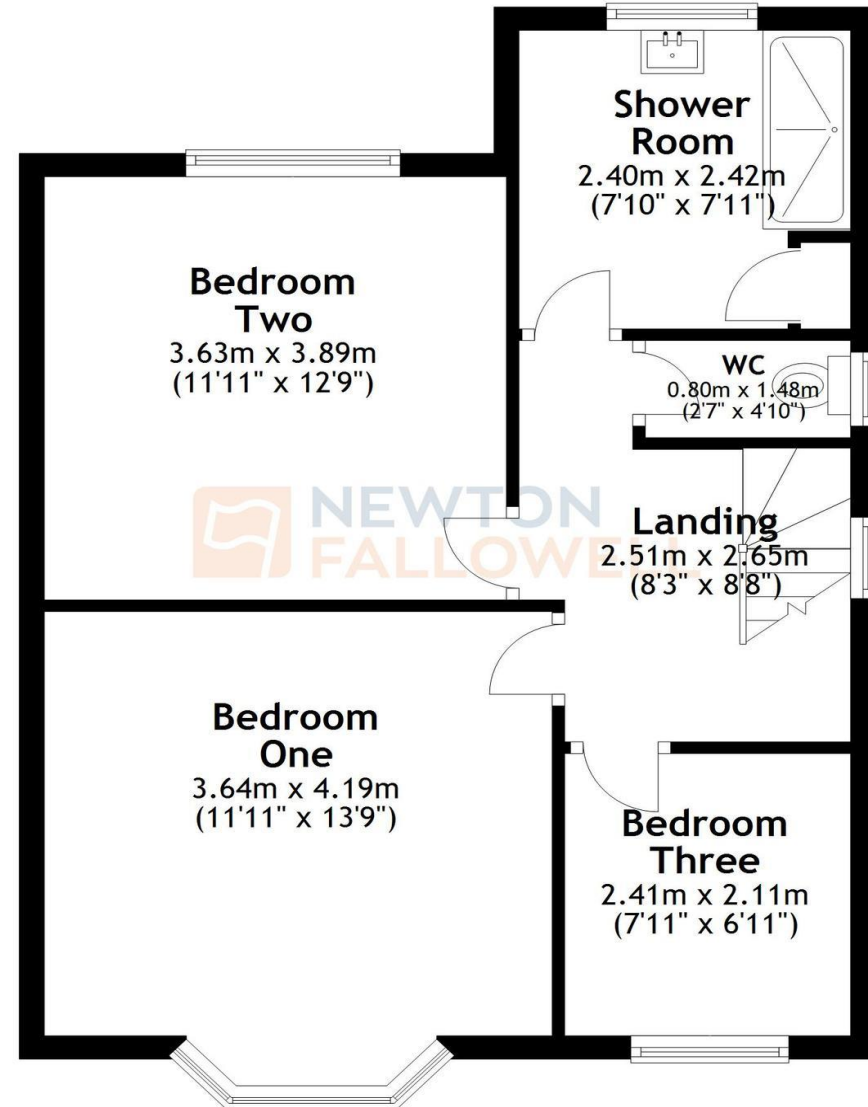
## Ground Floor

Approx. 48.8 sq. metres (525.4 sq. feet)



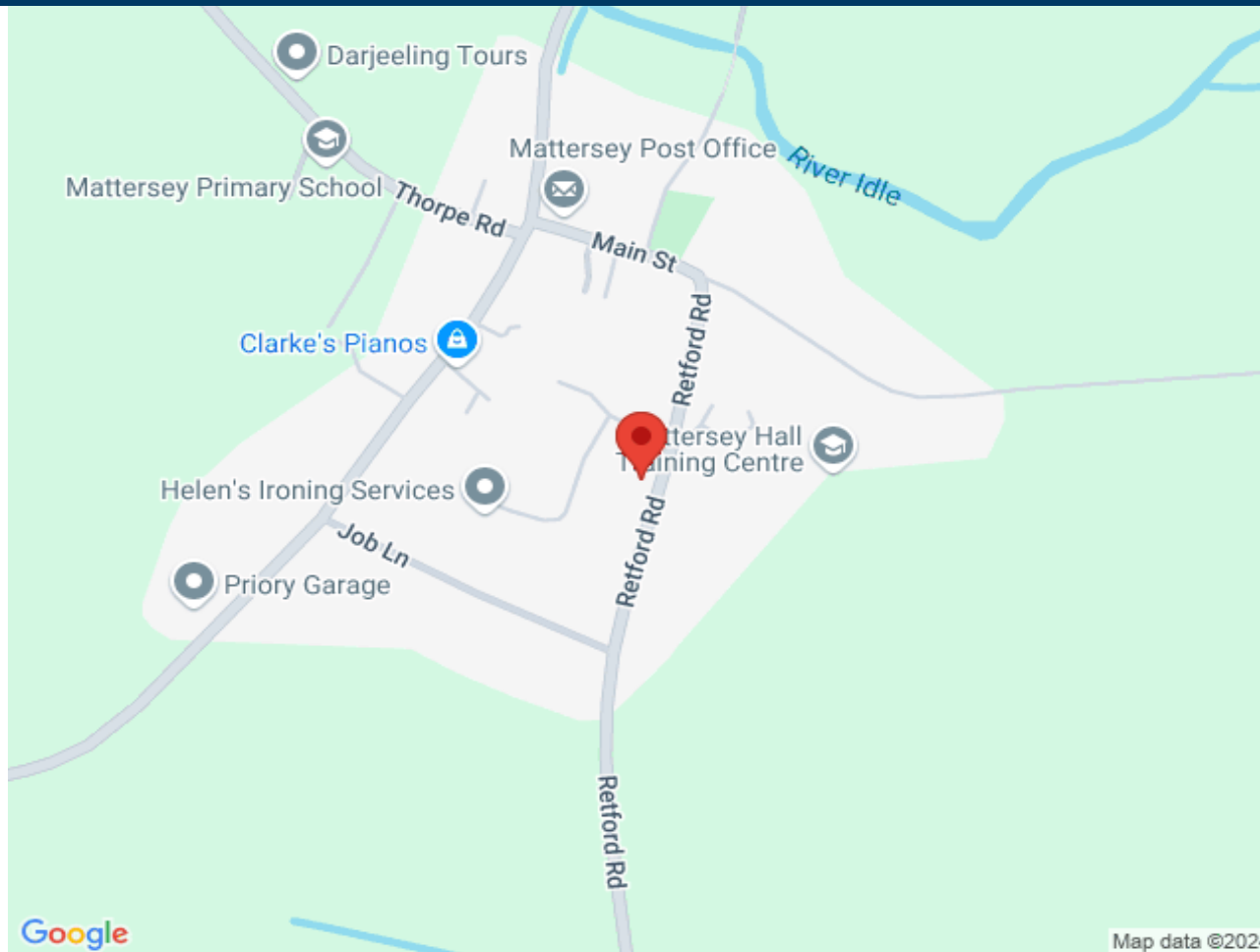
## First Floor

Approx. 50.7 sq. metres (545.2 sq. feet)



Total area: approx. 99.5 sq. metres (1070.6 sq. feet)





Google

Map data ©2024

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

