



14 Blackstope Lane, Retford,  
DN22 6NF



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# £220,000

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This detached bungalow is situated on an excellent-sized plot on Blackstope Lane, which is a short walk from Retford town centre. The property features a fitted kitchen, lounge, garden room, two double bedrooms and a contemporary bathroom. Externally, the bungalow features front & rear gardens, as well as a substantial driveway and detached single garage.





### PORCH 1.44m x 5.03m (4'8" x 16'6")

Windows to front, left and rear aspects, two multi paned doors to left and rear aspects, double panel radiator, water supply, tiled flooring.

### KITCHEN 2.27m x 4.47m (7'5" x 14'8")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll top work surfaces. Appliances include a four ring induction hob, fan-assisted oven, space and plumbing for washing machine, space and supply for under-counter fridge, double glazed windows to front and left aspects, 1 & 1/4 bowl sink and drainer, cupboard housing 'Worcester' gas-fired central heating boiler, double panel radiator, timber effect flooring.



### SITTING ROOM 3.62m x 5.09m (11'11" x 16'8")

Double glazed bow window to front aspect, double panel radiator, broadband point and television point.

### INNER HALLWAY

Hatch accessing roof space, timber effect flooring, wall mounted thermostatic control for the central heating.

### BEDROOM ONE 2.72m x 4.26m (8'11" x 14'0")

Panel radiator, door leading to garden room.



### BEDROOM TWO 2.55m x 3.19m (8'5" x 10'6")

Timber effect flooring, panel radiator, door with louvred window to rear aspect.

### GARDEN ROOM 2.49m x 4.86m (8'2" x 15'11")

Double glazed windows to left, rear and right aspects with matching French doors to the rear, tiled flooring.

### BATHROOM 1.62m x 2.12m (5'4" x 7'0")

Panel bath with mains fed shower above, wash hand basin with toiletry storage below, low-level flush WC, ladder-style towel radiator, tiled wall with tiled flooring, double glazed obscure window to left aspect.

### GARAGE

Steel up-and-over doors to front and rear aspects, passenger door to right aspect, power and light within.

### GARDENS & GROUNDS

The property features a substantial paved driveway which leads to the side entrance door and to the detached garage. Both front & rear gardens are paved and enclosed fencing and hedging.

### TENURE

Freehold

### COUNCIL TAX

Band C



## SERVICES

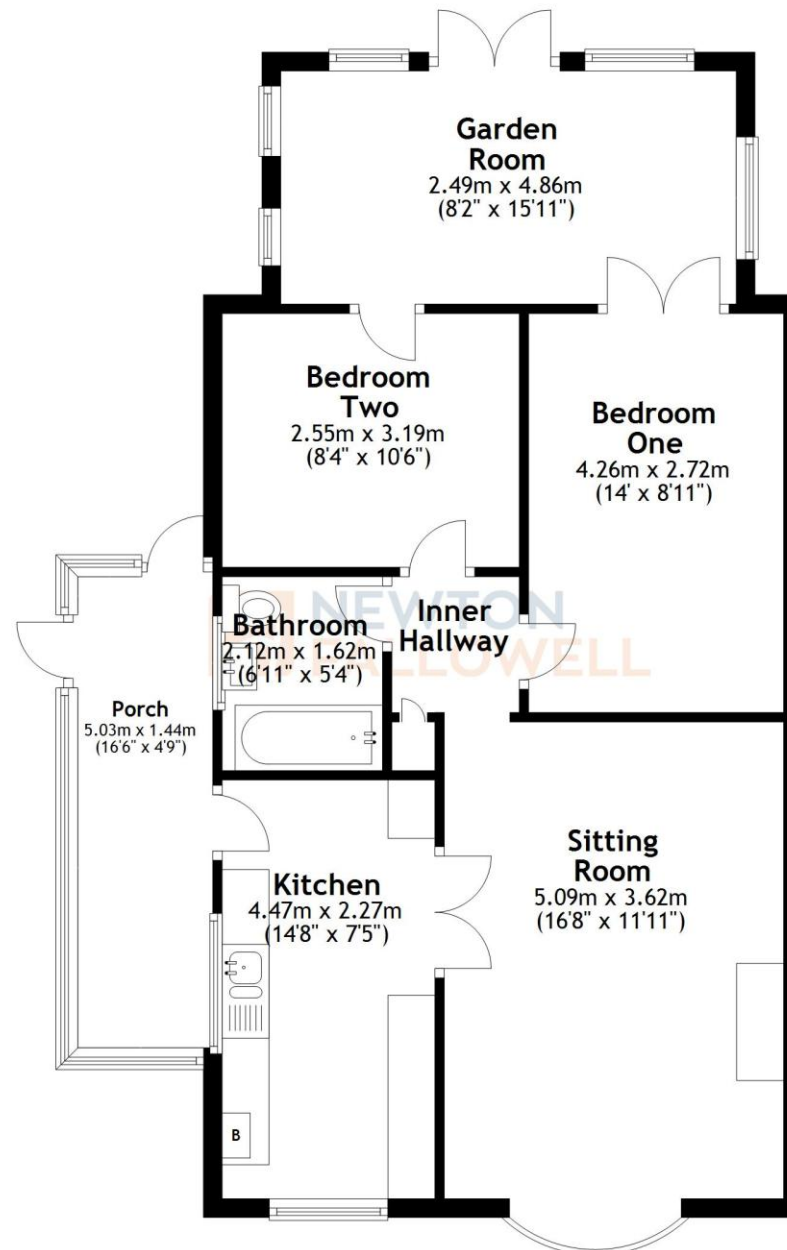
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

## 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. 76.6 sq. metres (825.0 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	65	
(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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