



50 Grove Coach Road, Retford, DN22 7HB



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£340,000



This three-bedroom home, nestled in a quiet, desirable location, offers modern living with a spacious kitchen, generous sitting room and a private garden. Featuring a garage, utility, and fitted bathroom, this property is ideal for families and first buyers.





Hallway 2.02m x 1.5m (6'7" x 4'11")

Wood effect flooring throughout, under stairs cupboard, double-glazed obscure glass front door, and double panel radiator.

Living Room 6.55m x 3.79m (21'6" x 12'5")

Double-glazed window to the front aspect, double panel radiator, TV point, electric fire, double panel radiator, double-glazed window to the left aspect, sliding patio doors to the rear aspect, and TV point.

Dining Area 2.33m x 3.38m (7'7" x 11'1")

Wood effect flooring throughout, floor-to-ceiling storage cupboard, double panel radiator, and double-glazed window to the right aspect.

Kitchen 2.44m x 3.59m (8'0" x 11'10")

Floor and wall-mounted cupboards with hard composite work surface, 'Stoves' five-ring gas hob, extractor fan, bowl and a half sink sunken into work surface with draining area and mixer tap,

Plumbing and space for freestanding dishwasher, under-

counter fridge, and 'Stoves' double electric fan-assisted oven.

Double-glazed window to the rear aspect. Tiled flooring throughout.

Entrance Hall 2.81m x 1.96m (9'2" x 6'5")

Tile flooring throughout, double-glazed obscure glass window and door, double-glazed door leading to the garden, and double panel radiator.

Utility Area 2.72m x 1.96m (8'11" x 6'5")

'Worcester' gas-fired boiler, plumbing and space for freestanding washing machine, space for freestanding fridge-freezer, floor-mounted units, sink with drainer and mixer tap, window facing the left aspect.

Bedroom One 3.97m x 3.79m (13'0" x 12'5")

Double-glazed window to the rear aspect, double-glazed window to the left aspect, TV point.





Bedroom Two 2.67m x 3.78m (8'10" x 12'5")

Double-glazed window to the front aspect, double panel radiator.

Bedroom Three 2.34m x 3.39m (7'8" x 11'1")

Double-glazed window to the rear aspect, double panel radiator.

Bathroom 2.3m x 2.38m (7'6" x 7'10")

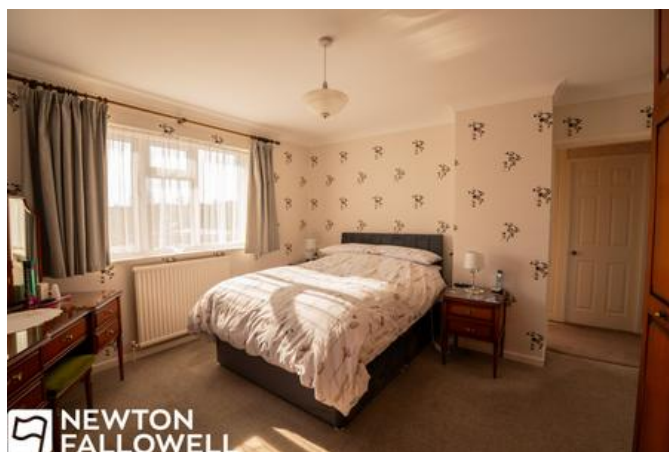
Double-glazed window to the right aspect, bidet, heated wall-mounted towel rail, enclosed rectangular shower with wall-mounted shower unit, wall-mounted wash hand basin with floor-mounted cupboards.

Garage 5.5m x 2.5m (18'0" x 8'2")

Power and light within.

Garden

Patio area, artificial lawn area, and gravel area with additional seating, enclosed for privacy.



Disclaimer

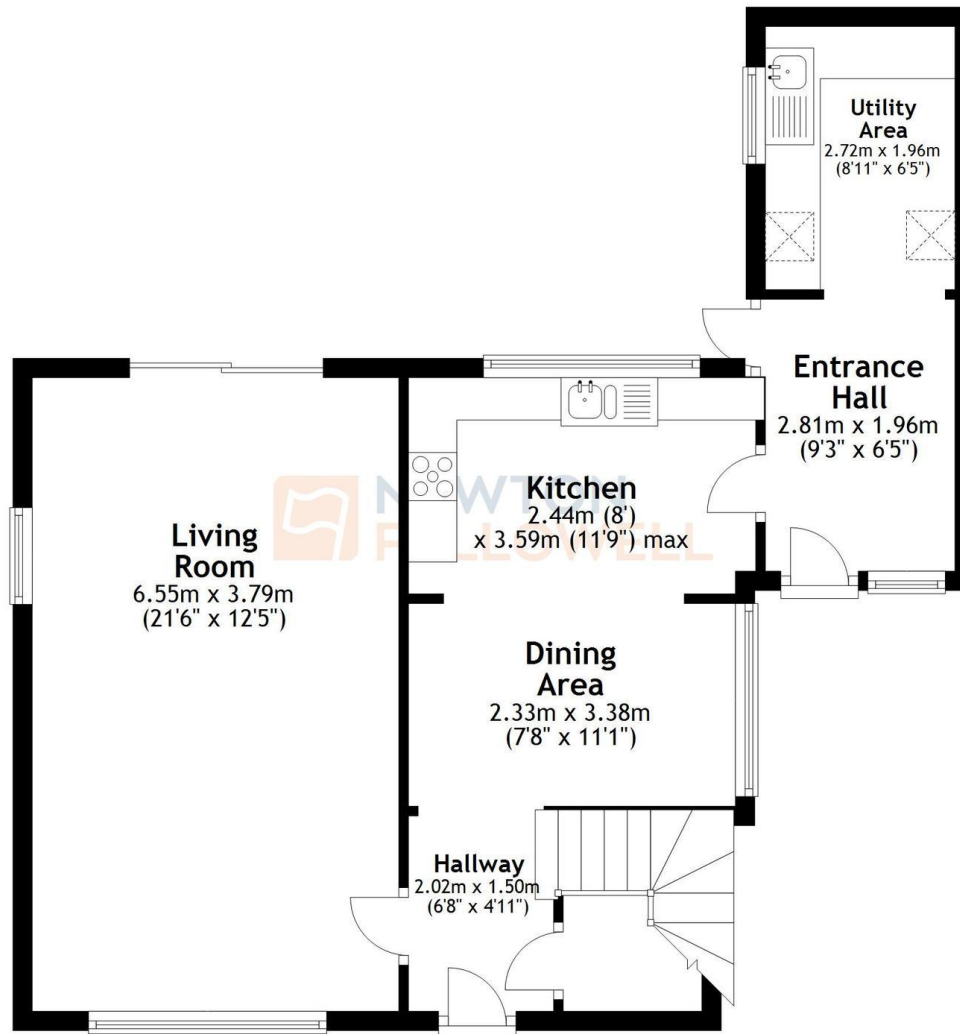
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars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

Services

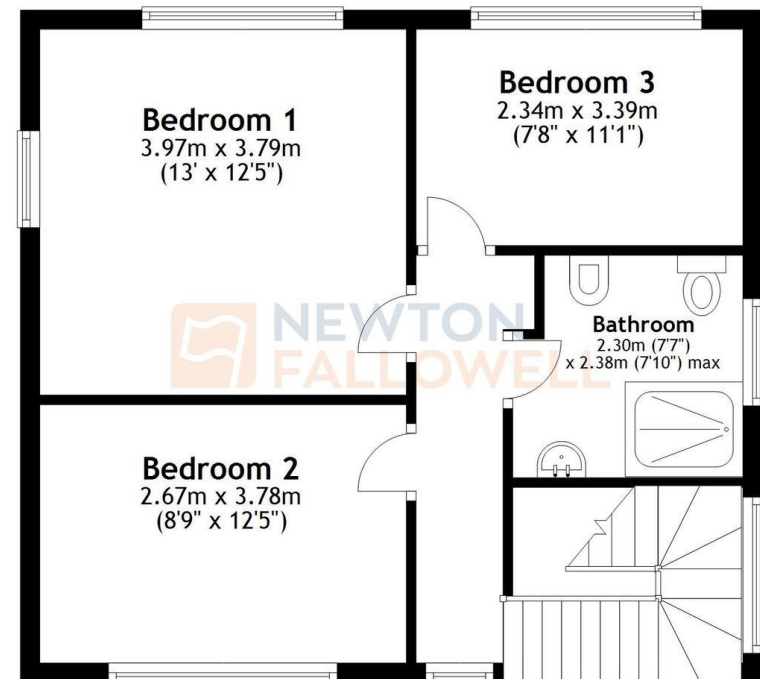
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



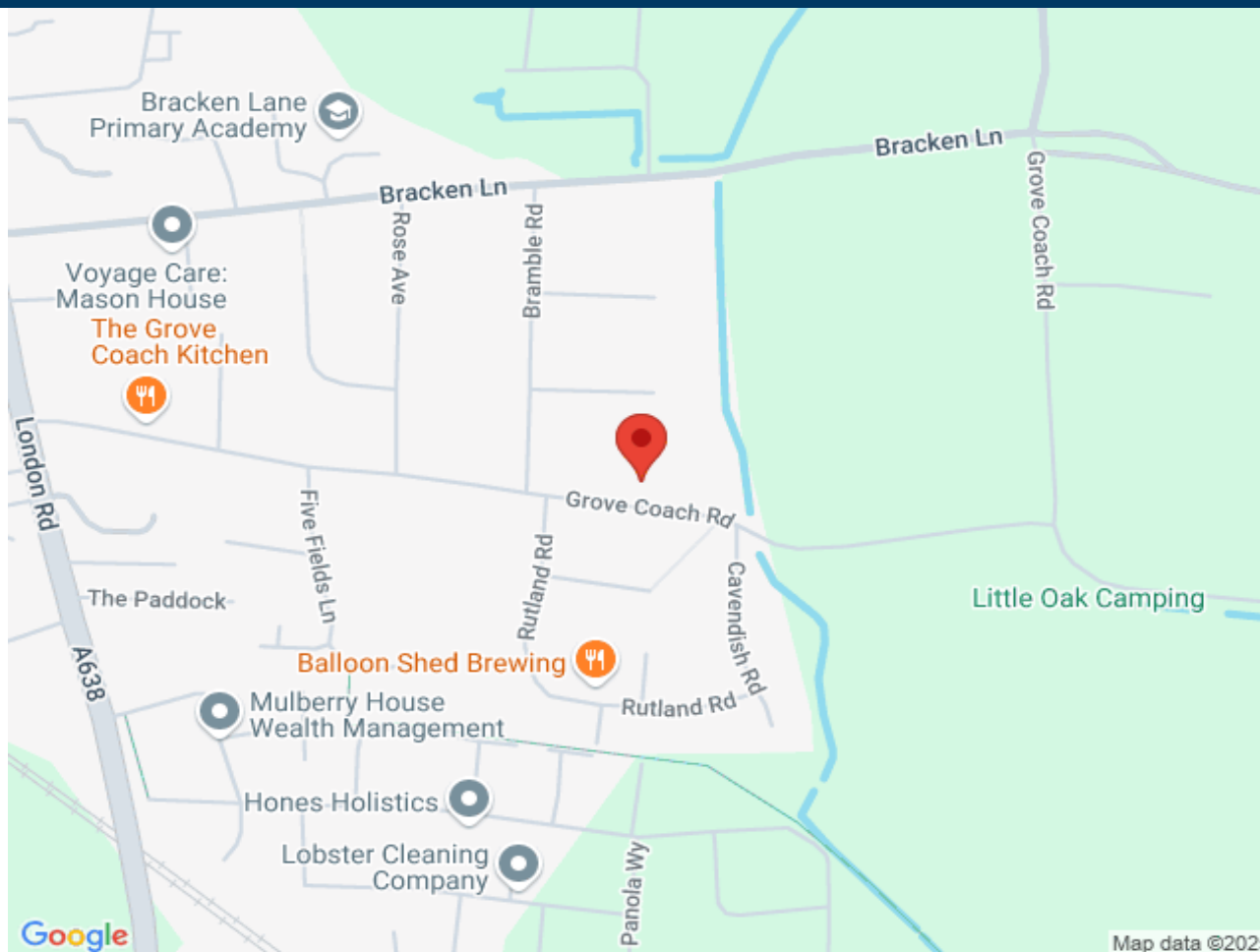
Ground Floor



First Floor



Total area: approx. 108.4 sq. metres (1167.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		