



7 Spicers Court, Retford, DN22 6FF

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£215,000



This four-bedroom property in Spicers Court offers a comfortable living space with modern amenities, including an ensuite, a well-equipped kitchen, and a private rear garden. The property also benefits from a garage, driveway, and a convenient downstairs WC.





Entrance Hallway 1.25m x 5m (4'1" x 16'5")

Front door with double glazed obscure glass, wood flooring throughout, and single panel radiator.

Study/Bedroom Four 2.47m x 2.55m (8'1" x 8'5")

Single panel radiator, double glazed window to front aspect, and storage cupboard.

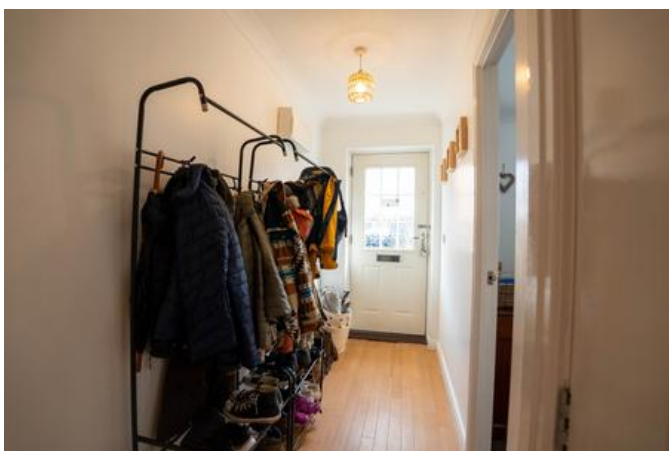


Downstairs WC 1.69m x 1m (5'6" x 3'4")

Dual flush toilet, single panel radiator, and pedestal wash hand basin.

Kitchen 4.7m x 3.78m (15'5" x 12'5")

Wood flooring throughout, floor and wall-mounted cupboards, integrated fridge freezer, space and plumbing for washing machine, integrated dishwasher, seven-ring gas hob, electric oven, one and a half sink with drainer and mixer tap, double glazed window to rear aspect, double panel radiator, door



with double glazed window leading to rear.

Lounge 4.7m x 3.81m (15'5" x 12'6")

Wood effect flooring throughout, TV point, electric fire with surround, two sets of double glazed doors leading to Juliet balconies facing the rear aspect, and single panel radiator.

Bedroom Three 3.81m x 2.73m (12'6" x 9'0")

Two double glazed windows to front aspect, two single panel radiators.

Bathroom 2.01m x 1.49m (6'7" x 4'11")

Panel bath with wall-mounted shower unit, pedestal wash hand basin, wood effect flooring, dual flush toilet, and single panel radiator.



Bedroom Two 2.73m x 3.83m (9'0" x 12'7")

Double glazed window to front aspect, double panel radiator, fitted storage.

Bedroom One 3.88m x 3.44m (12'8" x 11'4")

Double glazed window to rear aspect, double panel radiator, fitted storage, ensuite.

Ensuite 1.18m x 2.78m (3'11" x 9'1")

Single panel radiator, pedestal wash hand basin with mixer tap, quadrant shower unit with wall-mounted shower, and dual flush toilet

Garden

Enclosed lawned rear garden with gravel area for seating.

Garage 2.48m x 3.95m (8'1" x 13'0")

Electricity and plumbing, wood flooring throughout. Converted into studio area. Storage space behind the studio partition.



Driveway

Driveway to right aspect.

Disclaimer

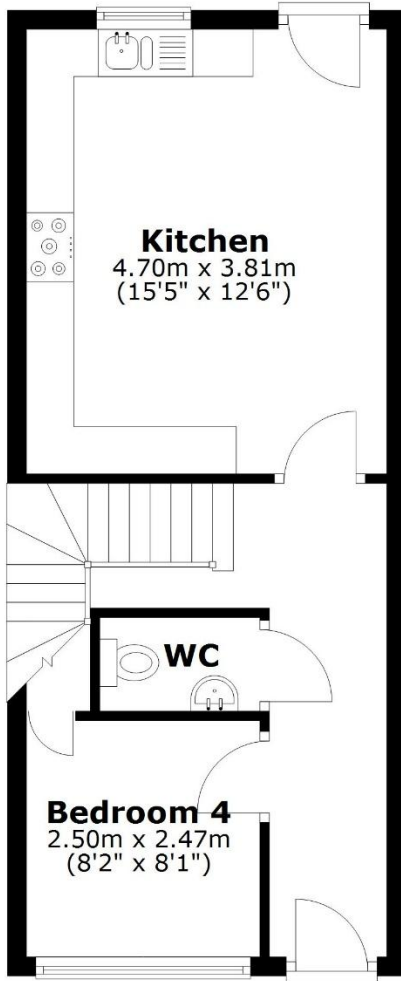
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars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

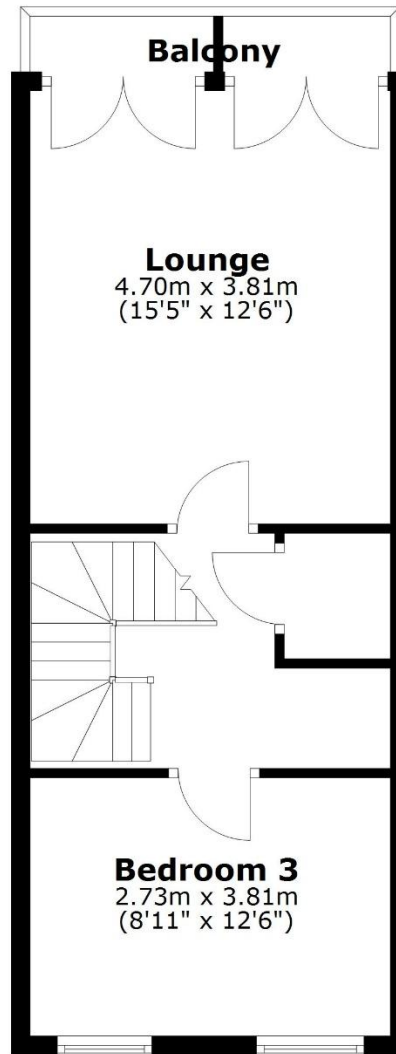
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



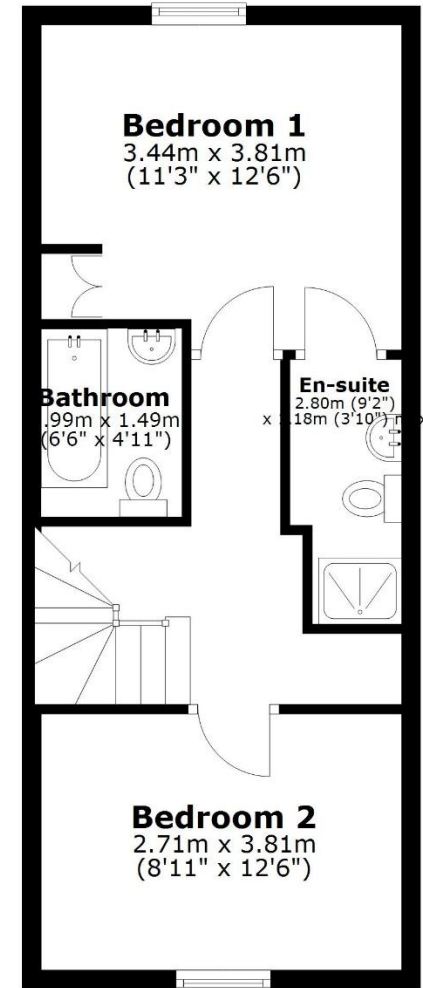
Ground Floor
Approx. 37.4 sq. metres (402.6 sq. feet)



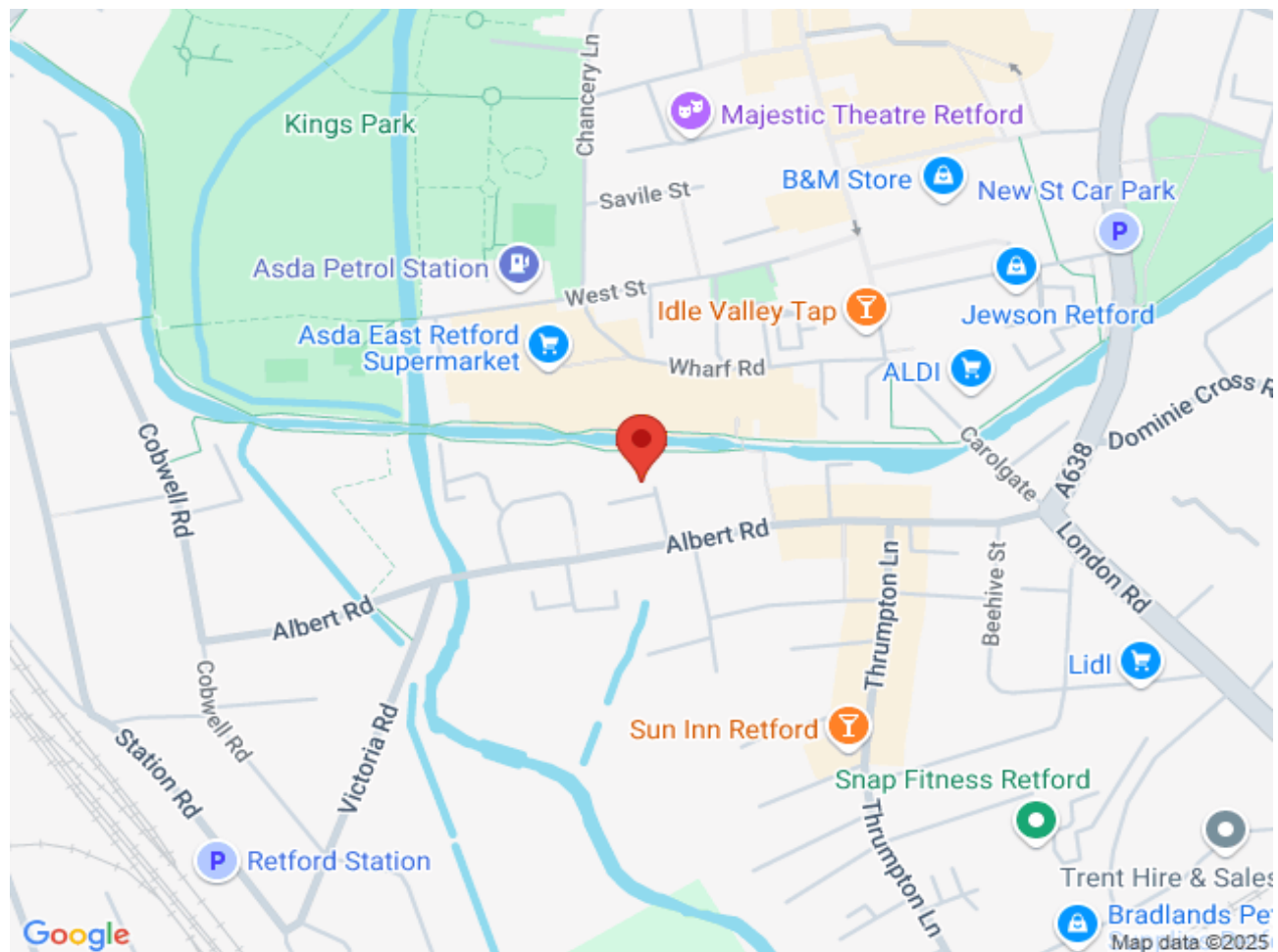
First Floor
Approx. 38.6 sq. metres (415.1 sq. feet)



Second Floor
Approx. 38.1 sq. metres (410.2 sq. feet)



Total area: approx. 114.1 sq. metres (1227.8 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

