



18-20 Nelson Street, Retford, DN22
6LP

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£200,000 OIRO



Nestled in Retford, 18-20 Nelson Street presents a remarkable opportunity to acquire a spacious five-bedroom residence with an array of appealing features. This unique property extends beyond its internal living space to include a charming away garden, providing a tranquil escape, and the highly coveted amenity of a private mooring, perfect for boating enthusiasts. The interior boasts two inviting reception rooms, one featuring a welcoming multi-fuel burner, and a well-appointed kitchen offering abundant storage solutions. Enhanced by the warmth of wooden flooring, the practicality of double glazing, off-street parking and the additional benefit of a workshop and utility room, this home offers a comfortable and adaptable living environment with unparalleled waterside access.





Porch

Front door with double glazed glass and double glazed side light.

Left Lounge 3.75m x 3.11m (12'4" x 10'2")

Wooden flooring throughout, double glazed window to the front aspect, multi-fuel burner with surround, and single panel radiator.

Right Lounge 3.75m x 3.09m (12'4" x 10'1")

Wood flooring throughout, double glazed window to the side aspect, and large single panel radiator.

Dining Kitchen 3.77m x 6.3m (12'5" x 20'8")

Two double glazed windows to the rear aspect, multi-fuel burner with surround, double panel radiator, Toledo double oven with five-ring electric hob, pantry space, floor-mounted wooden units, sink with mixer tap and drainer, wooden flooring and tiled flooring throughout, and sliding doors leading to adjoining rooms.

Workop / Utility Area 1.78m x 2.34m (5'10" x 7'8")

Door with single glazed window leading to the rear aspect, tiled flooring

throughout, and double glazed window to the rear aspect.

Utility Room 1.78m x 2.34m (5'10" x 7'8")

Door with single glazed window leading to the rear aspect, double glazed window to the side aspect, wooden flooring throughout, single panel radiator, space for a freestanding tumble dryer, space and plumbing for a freestanding washing machine, and an ensuite shower cubicle.

Downstairs Bathroom 1.78m x 2.34m (5'10" x 7'8")

Panel bath, single panel radiator, wash basin on a pedestal, single pane of obscure glass window to the side aspect, and single flush WC.

Bedroom One 3.78m x 3.11m (12'5" x 10'2")

Single panel radiator, fitted storage, carpet throughout, and double glazed window to the front aspect.

Bedroom Two 3.74m x 3.11m (12'4" x 10'2")

Wooden flooring throughout, double glazed window to the rear aspect, wall-mounted radiator, storage space, and TV point.

Ensuite 3.4m x 1.78m (11'2" x 5'10")





Wall-mounted heated towel rail, wash basin with mixer tap on a pedestal, single glazed obscure glass window to the side aspect, walk-in shower with overhead showerhead and wall-mounted shower controls, tiled throughout.

Bedroom Three 3.78m x 3.09m (12'5" x 10'1")

Single panel radiator, fitted storage, carpet throughout, and double glazed window to the front aspect.

Bedroom Four 4.65m x 3.09m (15'4" x 10'1")

Wooden flooring throughout, double glazed window to the rear aspect, wall-mounted radiator, storage space, and TV point.

Bedroom Five 3.4m x 1.78m (11'2" x 5'10")

Single radiator, double glazed window to the rear aspect throughout.

Gardens and grounds

Attached outbuildings, slabbed rear garden, rear access to the property and access to away garden that has summer house and private mooring.

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.

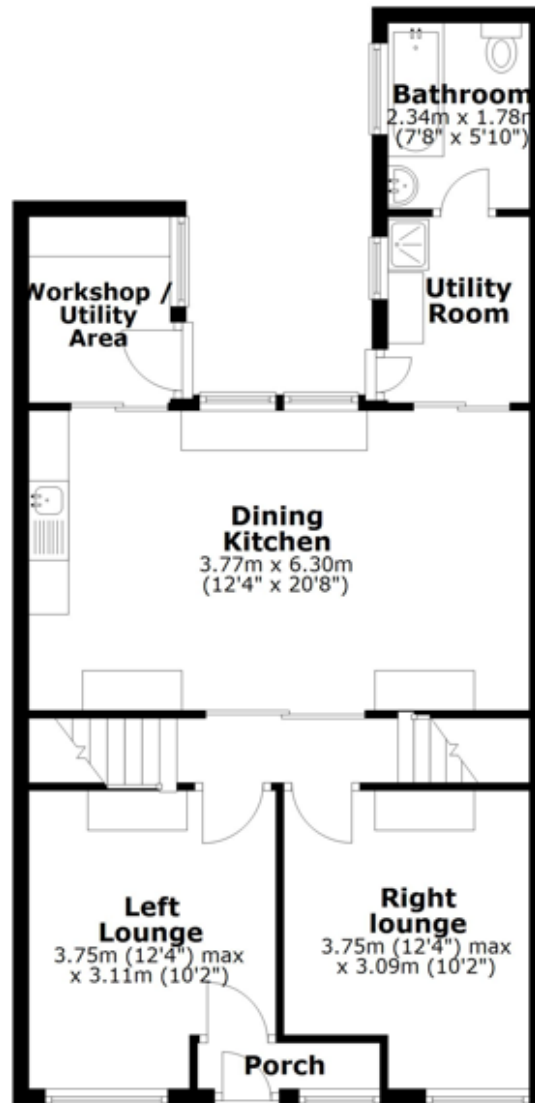
Services

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.



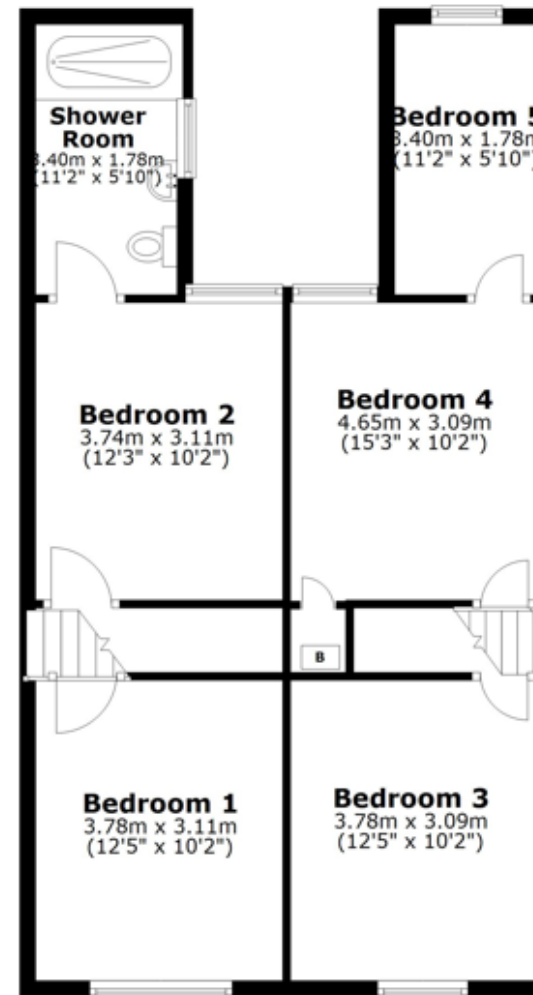
Ground Floor

Approx. 66.7 sq. metres (718.5 sq. feet)



First Floor

Approx. 66.2 sq. metres (712.4 sq. feet)



Total area: approx. 132.9 sq. metres (1430.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		