



32 Hind Street, Retford, DN22 7EN

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£125,000



This well-maintained property on Hind Street offers comfortable and practical living spaces perfect for a modern lifestyle. The ground floor provides excellent versatility with a separate living room and dining room, complemented by a functional kitchen. Upstairs, you will find two bedrooms and a well-appointed family bathroom. Outside, the home benefits from a private rear garden with a courtyard and valuable off-road parking for two cars.





Living Room 3.49m x 3.62m (11'6" x 11'11")

Features a double-glazed window to the front, a double-panel radiator, fitted storage, and an electric fireplace with a surround. A UPVC door with decorative glass and an overhead side light provides access.

Provides access to the bedrooms and loft hatch.

Bedroom One: 3.47m x 3.48m (11'5" x 11'5")

Includes a double-glazed window to the rear, a single-panel radiator, and an airing cupboard with the boiler.



Dining Room 3.45m x 3.64m (11'4" x 11'11")

Includes an under-stairs cupboard, fitted storage, a fireplace with a surround, and a double-panel radiator. There is a double-glazed window to the rear aspect.

Bedroom Two 3.39m x 3.48m (11'1" x 11'5")

Includes a double-glazed window to the rear, a single-panel radiator, and an airing cupboard with the boiler.



Kitchen 3.55m x 1.65m (11'7" x 5'5")

Fitted with floor and wall-mounted cupboards, a sink with a mixer tap and drainer. There is an electric hob and space for a freestanding fridge, dishwasher, and washing machine. A UPVC door with a double-glazed obscure glass window provides access to the side.

Bathroom 3.37m x 1.96m (11'1" x 6'5")

Features a double-panel radiator, floor-mounted cupboards, and a double-glazed window to the rear. The suite includes a panelled bath with a mixer tap, a dual-flush WC, and a wash handbasin on a pedestal with a mixer tap.

Landing

Gardens & Grounds



The front of the property features a small, slabbed area with a path leading to the front door and there is no vehicular access to the front of the property. The rear of the property features a private and enclosed away garden with a lawned area. There is also a courtyard-style garden with outbuildings and a hardstanding area at the rear, offering off-road parking for two cars.

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.



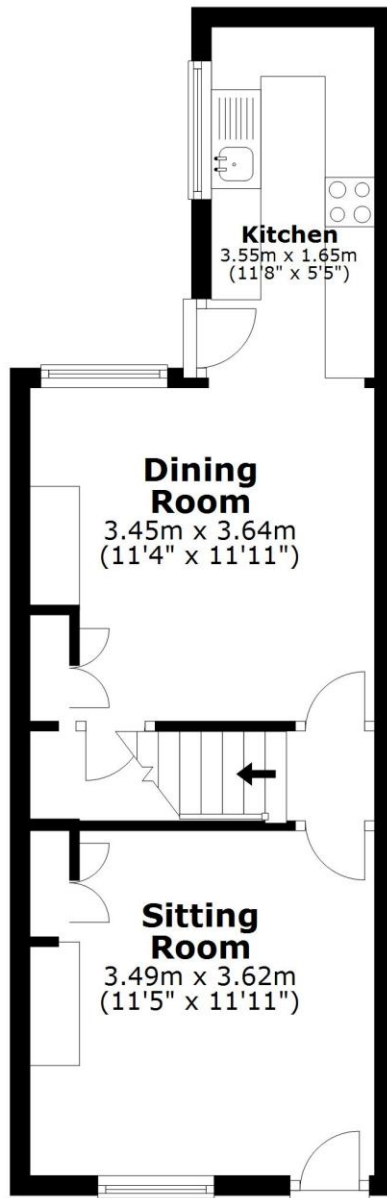
Services

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.



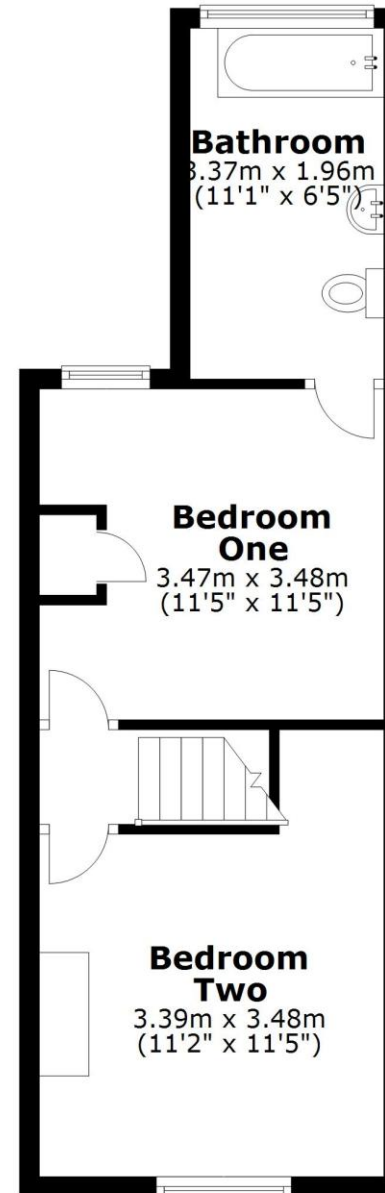
Ground Floor

Approx. 35.1 sq. metres (377.5 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



Total area: approx. 70.8 sq. metres (762.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		