



94 High Street, Retford, DN22 7TY



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£155,000

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Welcome to this truly charming property, offering a perfect blend of comfort and practicality. The ground floor provides excellent versatility, with a cosy lounge that flows seamlessly into the kitchen via double doors, creating a social hub that is ideal for both daily life and entertaining. This flexible layout extends outdoors, where a private and enclosed rear garden offers a perfect escape, complete with a patio and a well-maintained lawn. The property also boasts a hardstanding area with gated off-road parking for two cars, ensuring convenience and security.





Entrance Hallway

The entrance is via a UPVC door with double-glazed windows, leading into the main hallway.

Lounge 3.97m x 4m (13'0" x 13'1")

Features a double-glazed bay window to the front, an electric fireplace with a surround, a TV point, and is carpeted throughout. A single-panel radiator provides heating.

Kitchen 2.55m x 4.97m (8'5" x 16'4")

Accessible via double doors from the lounge, this kitchen includes floor-mounted cupboards, a sink with a mixer tap and drainer, and space for a freestanding oven, extractor hood, fridge/freezer, and washing machine. It also has a pantry-sized storage cupboard, a double-glazed window to the rear, and a UPVC door with double-glazed obscure glass leading outside.

Landing

The landing is carpeted throughout and provides access to the loft.

Bedroom One 3.95m x 2.71m (13'0" x 8'11")

Features a double-glazed window to the front, a single-panel radiator, fitted storage, and a TV point.

Bedroom Two 2.57m x 3.08m (8'5" x 10'1")

Includes a double-glazed window to the rear and a single-panel radiator, and is carpeted throughout.

Bedroom Three 2.88m x 2.16m (9'5" x 7'1")

Features a double-glazed window to the front, a single-panel radiator, and is carpeted throughout.

Bathroom 1.8m x 1.42m (5'11" x 4'8")

Fitted with a double-glazed window to the rear, a dual-flush WC, a single-panel radiator, and a wash handbasin on a vanity unit with a mixer tap. It also includes a





single-panel bath with a shower screen and a wall-mounted electric shower with a showerhead and controls.

Gardens and Grounds

The rear garden is private and enclosed, offering gated rear access. It includes a small lawn area and a patio suitable for a dining set. There is space for parking for two cars, and a small path leads to the rear door of the property. Small shed and hard standing.

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



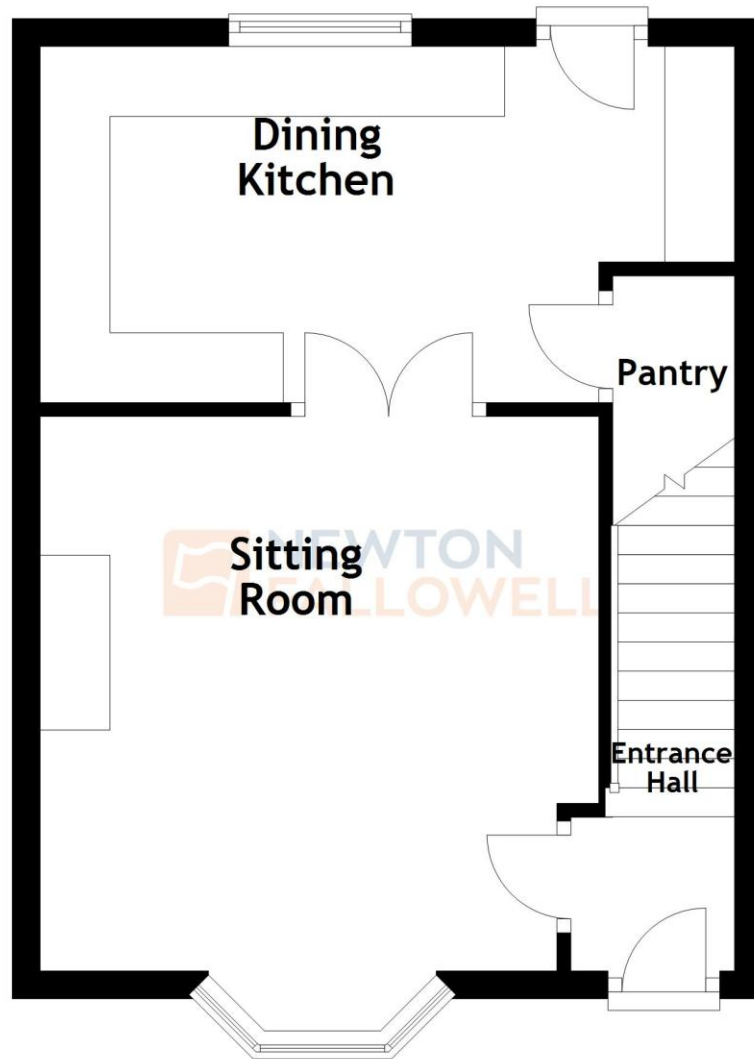
site measurements given are subject to site survey.

Services

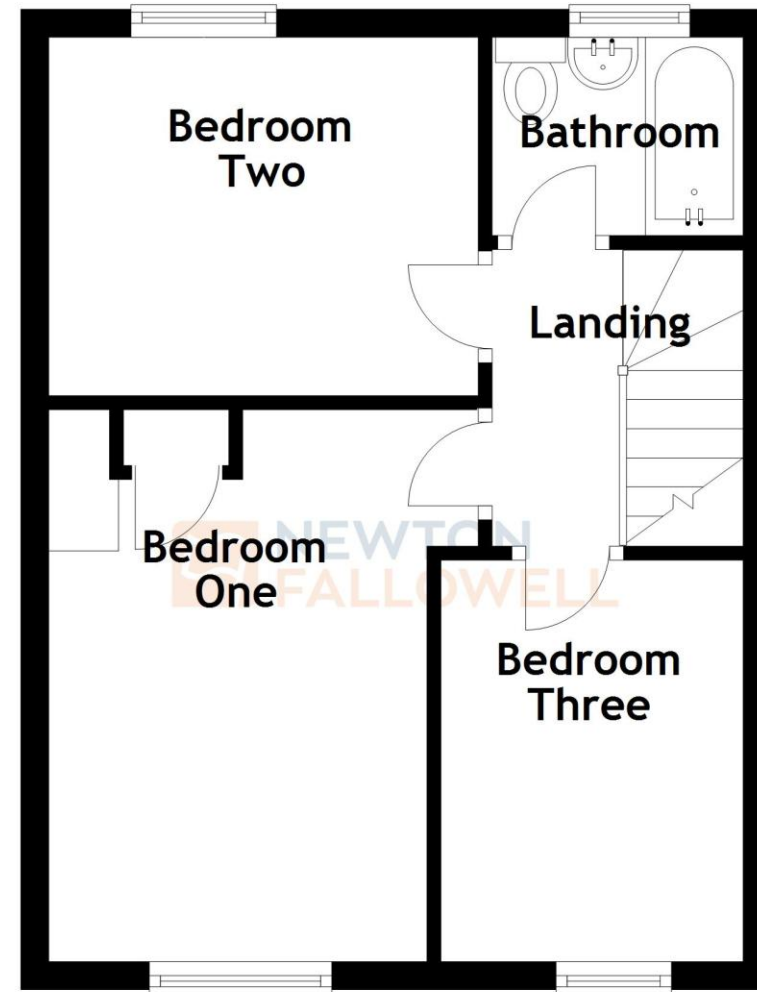
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



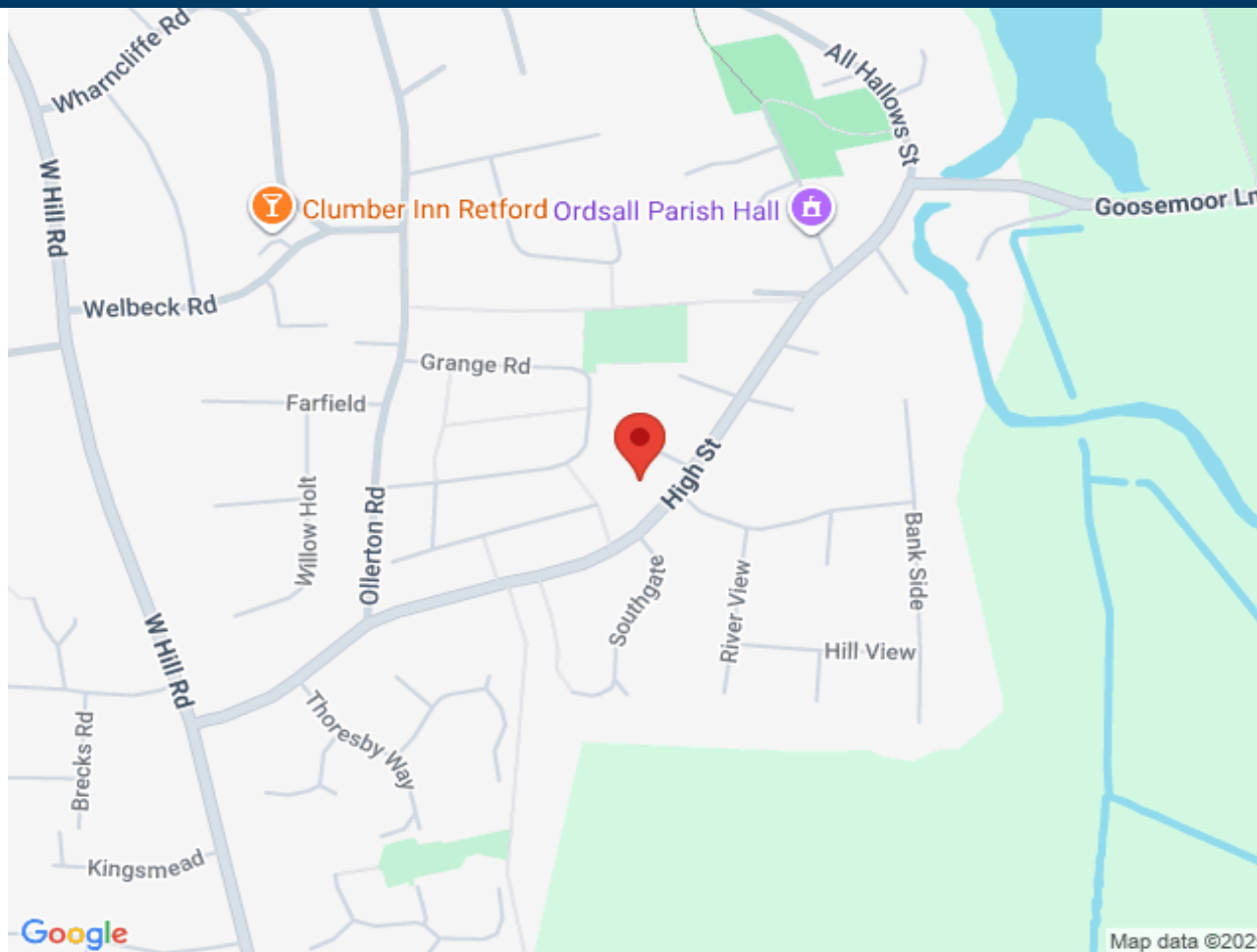
Ground Floor



First Floor



Total area: approx. 66.0 sq. metres (710.5 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

