



41 West Carr Road, Retford, DN22
7NW

 3  1  2

Offers in excess of
£150,000



41 West Carr Road is an attractive three-bedroom semi-detached home featuring excellent internal and external amenities. The ground floor includes a cosy Lounge with a bay window and fireplace, alongside a separate Dining Room offering garden access via French doors. A functional Kitchen with ample storage completes the main living area. Upstairs, there are three bedrooms and a Bathroom equipped with an electric shower. Externally, the property benefits from a driveway and carport at the front and a private, enclosed rear garden with a patio and a useful detached outbuilding. This home offers a balance of comfortable family living and convenient outdoor space. In addition, the property benefits from recent newly fitted boiler and rewiring throughout, off road parking for several vehicles, opportunity to extend to rear (subject to planning) and walking distance to Town Centre, Train Station and Kings Park.





Entrance Hallway

The entrance hallway features a UPVC door with double-glazed glass and a matching sidelight. It includes a single panel radiator and under-stairs storage.

Lounge 3.56m x 3.63m (11'8" x 11'11")

The lounge is complete with a curved bay window, a fireplace with tiling with open hearth grate, a TV point, and a single panel radiator.

Dining Room 5.71m x 3.5m (18'8" x 11'6")

The dining room has both single and double panel radiators. French doors lead out to the rear garden, and the room also has single pane windows and a fireplace with a surround.

Kitchen 2.5m x 2.4m (8'2" x 7'11")

The kitchen includes a single panel radiator and a UPVC door to the right aspect with double-glazed glass. It has wall and floor-mounted cupboards, a bowl and a quarter

stainless steel sink with a mixer tap and drainer, and space for freestanding appliances. A double glazed window overlooks the rear aspect.

First Floor Landing

The first floor landing provides storage cupboards and access to the loft (assumed). A single pane stained glass window is located on the right aspect.

Bedroom One 3.63m x 3.44m (11'11" x 11'4")

The master bedroom features a single panel radiator, a TV point, and a double-glazed window to the rear aspect.

Bedroom Two 3.33m x 3.44m (10'11" x 11'4")

Bedroom two has a curved bay window to the front aspect and a single panel radiator.







Bedroom Three 2.37m x 2.45m (7'10" x 8'0")

Bedroom three includes a single panel radiator and a double-glazed window to the front aspect.

Bathroom 2.04m x 2.45m (6'8" x 8'0")

The bathroom offers a functional spacious layout, a panel bath with a wall-mounted electric shower unit and showerhead. It has a double-glazed obscured glass window, a washbasin with a pedestal, a single panel radiator, and a single flush WC.

Gardens and Grounds

The gardens and grounds include a large established private, enclosed rear garden with a patio area. There is a detached outbuilding, separate storage areas and sheds. The front of the property offers a driveway and a path leading to the front door, complete with a carport along the 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

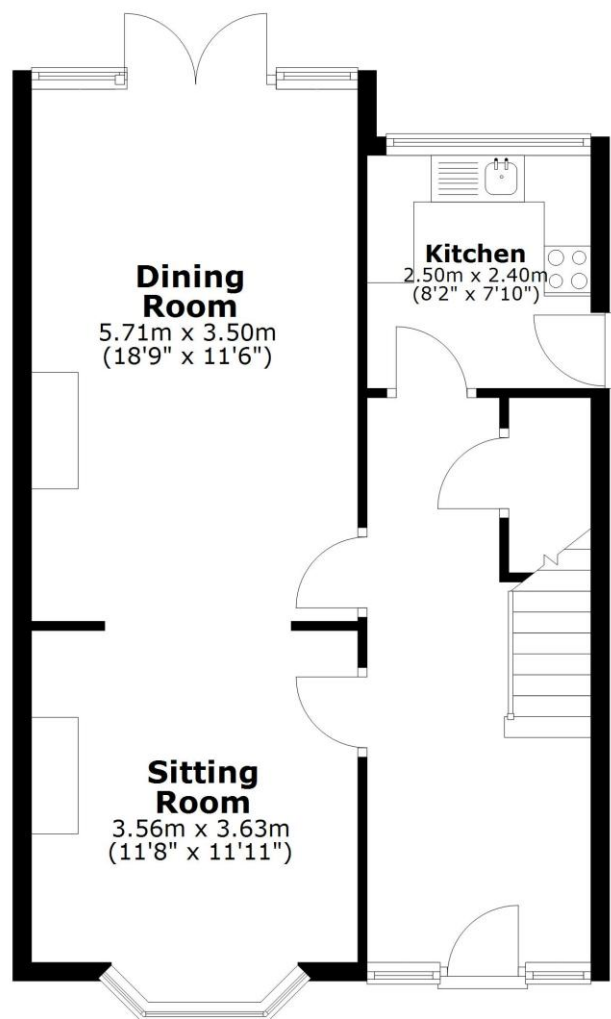
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





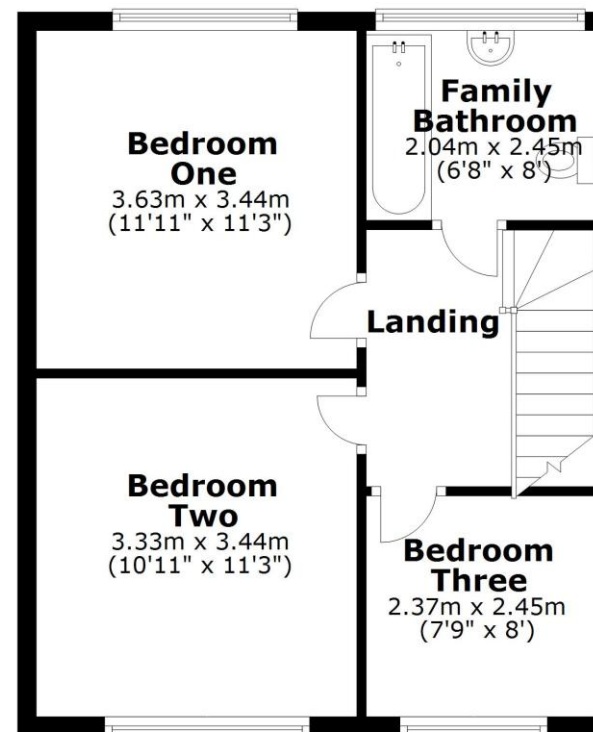
Ground Floor

Approx. 55.2 sq. metres (593.8 sq. feet)

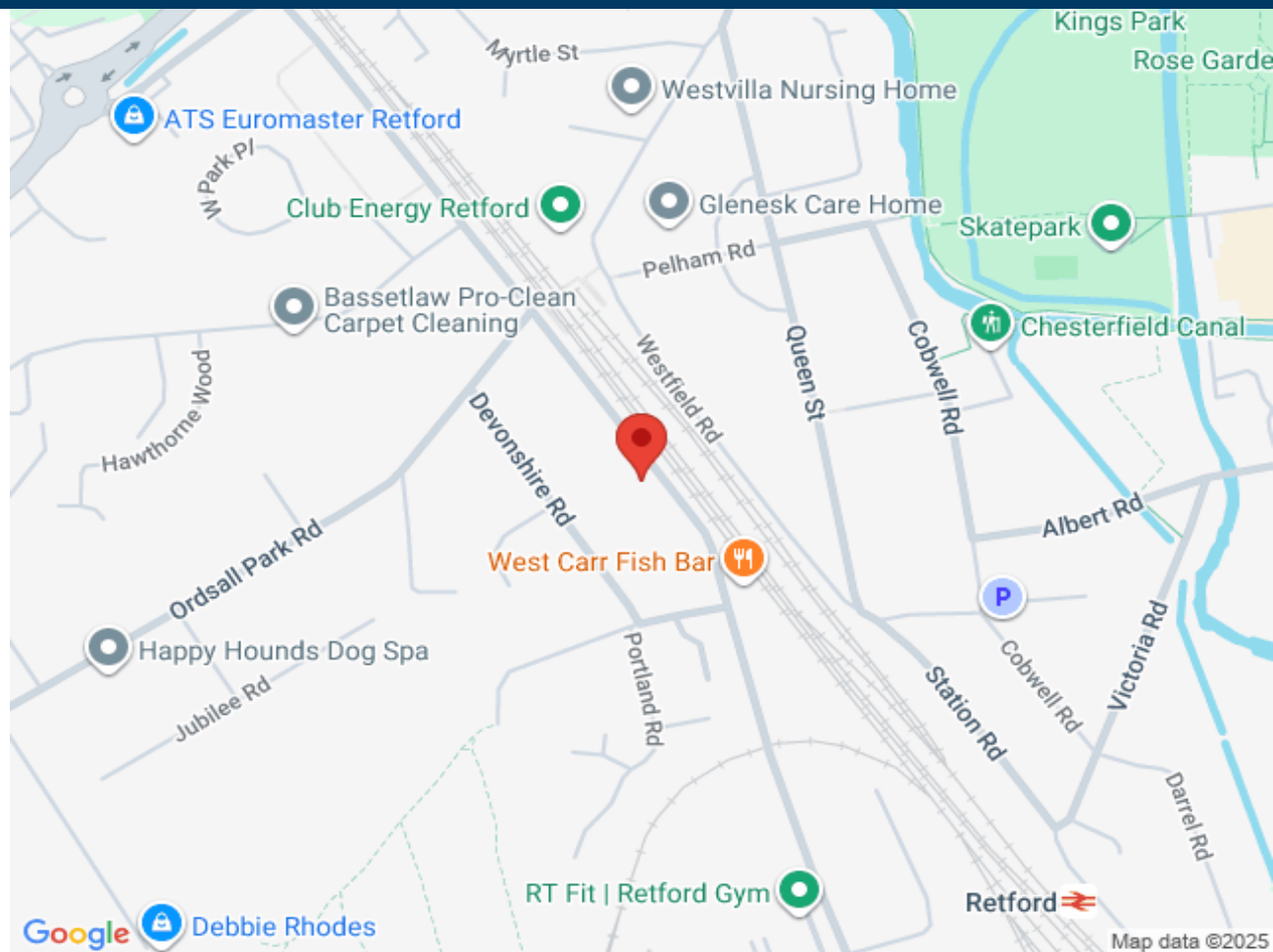


First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 98.2 sq. metres (1056.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		