



5 Spicers Court, Retford, DN22 6FF

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£200,000

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Step into the inviting four-bedroom property at 5 Spicers Court, nestled in a sought-after area of Retford. This well-presented home offers a comfortable and modern lifestyle, perfect for families and individuals alike. Enjoy the added luxury of a master bedroom with an ensuite bathroom, providing a private sanctuary. The contemporary and well-fitted kitchen is ideal for culinary enthusiasts and everyday living. Outside, a private rear garden offers a peaceful retreat, complemented by the convenience of a dedicated garage and driveway for off-street parking.





Entrance Hallway

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.

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

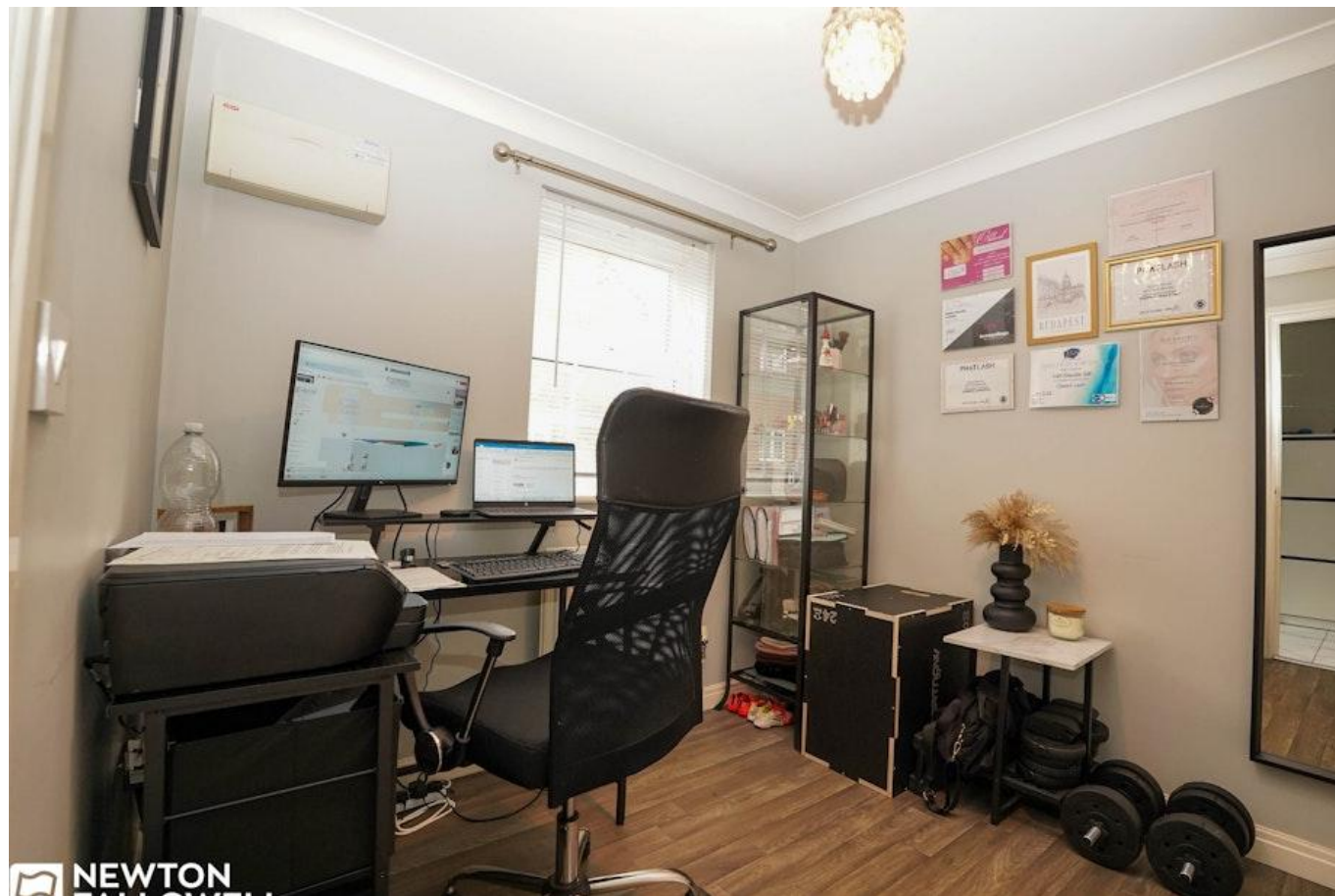
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be



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.

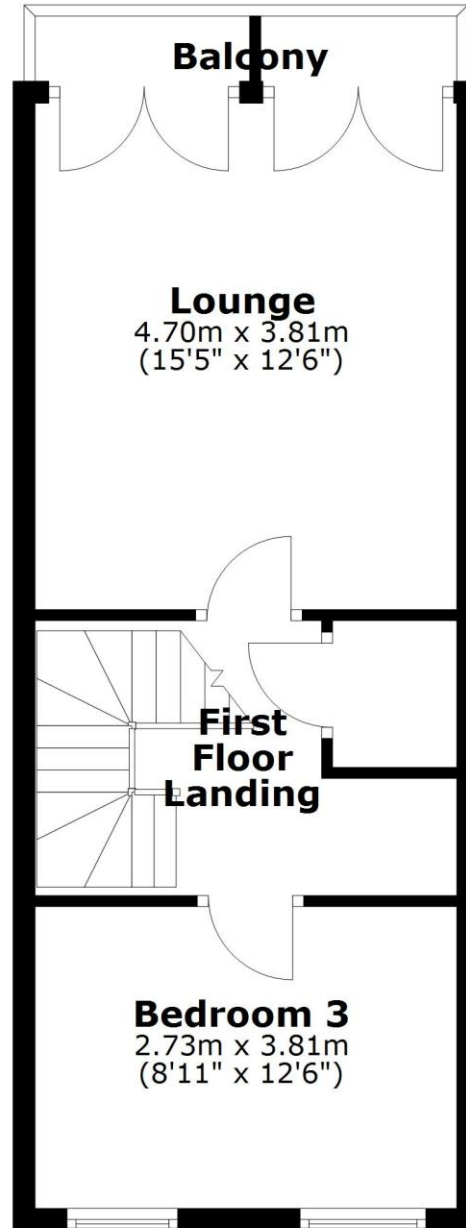
Services

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.



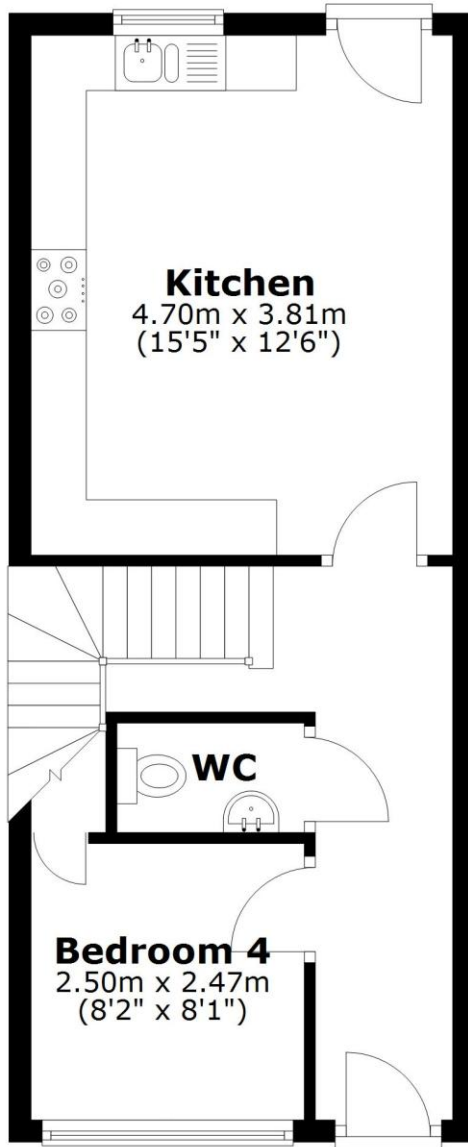
First Floor

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



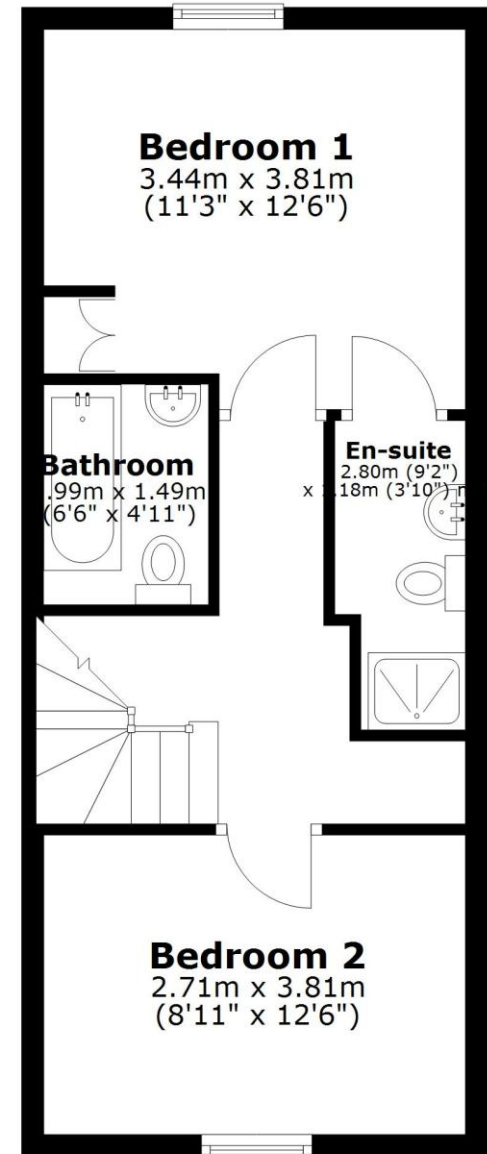
Ground Floor

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

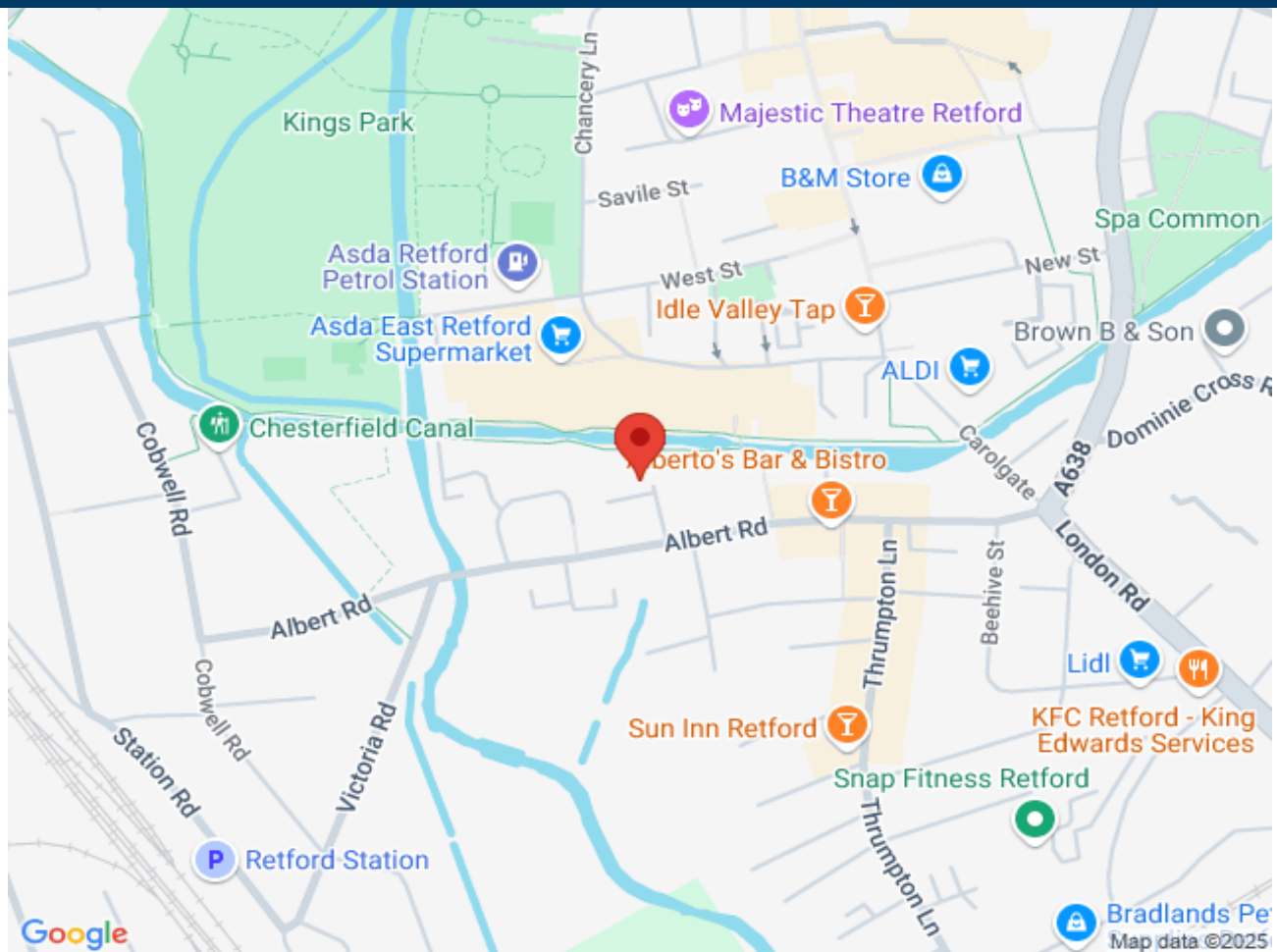


Second Floor

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	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		