



102 Main Street, Retford, DN22 9LH



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£400,000

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Key Features

A versatile and beautifully presented family home, 102 Main Street offers exceptional ground floor living, including a relaxing snug, a bright dedicated office with French doors, and a charming lounge featuring a warming log burner and wooden floors throughout. The heart of the home is the kitchen diner, complete with wooden worktops, a butler sink, and integrated dishwasher, which connects seamlessly to a practical utility room and ground floor WC. The outdoor space is perfect for enjoying, providing landscaped, tiered gardens with multiple patio areas for entertaining, complemented by a convenient two-car driveway. Upstairs, you will find three comfortable bedrooms—all boasting charming character features like decorative fireplaces—including the master suite which benefits from fitted storage and its own private ensuite bathroom.





Entrance Hallway

Wooden flooring continues into the lounge and upstairs. Features an under-stairs cupboard and storage, and a UPVC door with a double-glazed obscure glass and matching sidelight.

Office Space 1.89m x 3.51m (6'2" x 11'6")

Features Velux windows, a double-glazed window to the left aspect, and double-glazed French doors. Double glazing is featured throughout the entire floor. Underfloor heating.

Snug Area 3.01m x 3.51m (9'11" x 11'6")

Includes a TV point, a double-glazed window to the front aspect, a double-glazed window to the left aspect, and tile flooring throughout. Underfloor heating.

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

Window to the front aspect, TV point, log fuel stove and fireplace with a surround, and wooden flooring throughout. Underfloor heating.

Kitchen Diner 3.01m x 6.17m (9'11" x 20'2")

Tile flooring continued from the snug. Two double-glazed windows to the right aspect. Space for a freestanding range cooker. Floor and wall-mounted cupboards with wooden worktops.

Sunken butler-style sink with a mixer tap. Decorative fireplace and surround. Integrated dishwasher. Underfloor heating.

Utility Area 2.5m x 1.92m (8'2" x 6'4")

Space and plumbing for a freestanding washing machine. UPVC door with a double-glazed obscure glass window (barn style). Space for a freestanding fridge freezer and wall and floor-mounted cupboards. Underfloor heating.

Downstairs WC

Dual-flush WC, heated wall-mounted towel rail, and a wash hand basin with a mixer tap and vanity unit. Underfloor heating.

First Floor Landing

Double-glazed window to the front aspect and a single panel radiator.

Bedroom Two 4m x 4.02m (13'1" x 13'2")

Decorative fireplace and grate, double panel radiator, double-glazed windows to the front aspect, and a TV point.

Main Bathroom 3.05m x 2.1m (10'0" x 6'11")

Double-glazed obscure glass window to the left aspect. Wash hand basin on a vanity unit. Quadrant shower cubicle with







wall-mounted shower controls and showerhead. Panel bath with a mixer tap and shower attachment. Dual-flush WC. Underfloor heating.

Bedroom Three 3m x 4m (9'10" x 13'1")

Double-glazed window to the right aspect, decorative fireplace and grate, and fitted wardrobes. Underfloor heating.

Bedroom One 3.49m x 4m (11'6" x 13'1")

Features Velux windows, a double panel radiator, a TV point, and fitted storage.

Ensuite 3.49m x 1.57m (11'6" x 5'2")

Wall-mounted heated towel rail. Bath with a mixer tap and shower attachment. Wash hand basin on a pedestal. Single-flush WC. Velux window.

Gardens and Grounds

Small patio area with a path looping around the left to the property and courtyard. Includes a raised garden area with a patio area for entertaining, a lawn, and a lower garden with work shop and tool shed. Two-car driveway to the right aspect of the property with electric charging point.

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

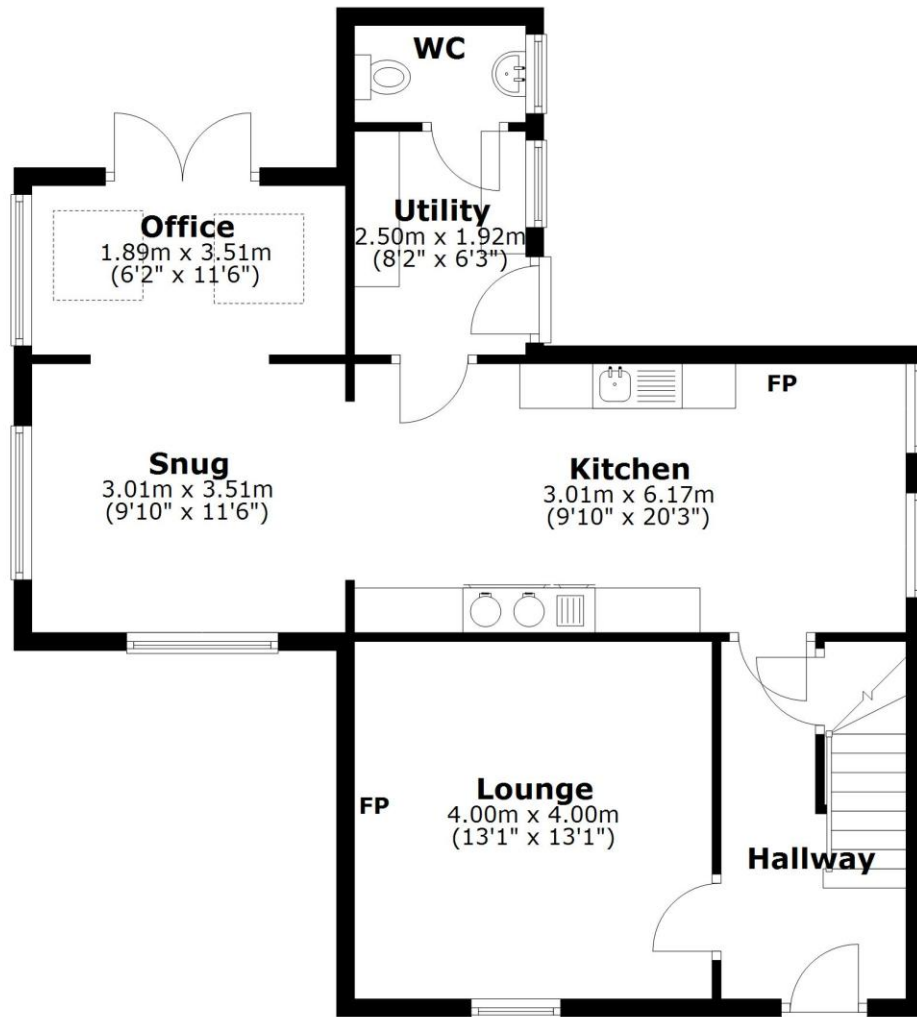
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





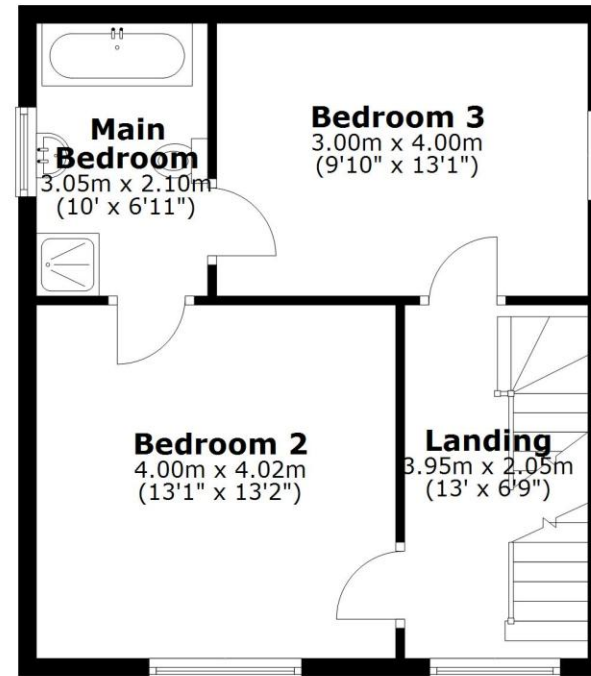
Ground Floor

Approx. 69.1 sq. metres (743.5 sq. feet)



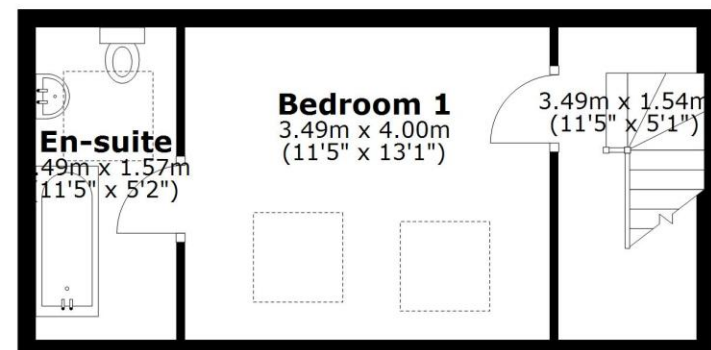
First Floor

Approx. 43.9 sq. metres (472.4 sq. feet)

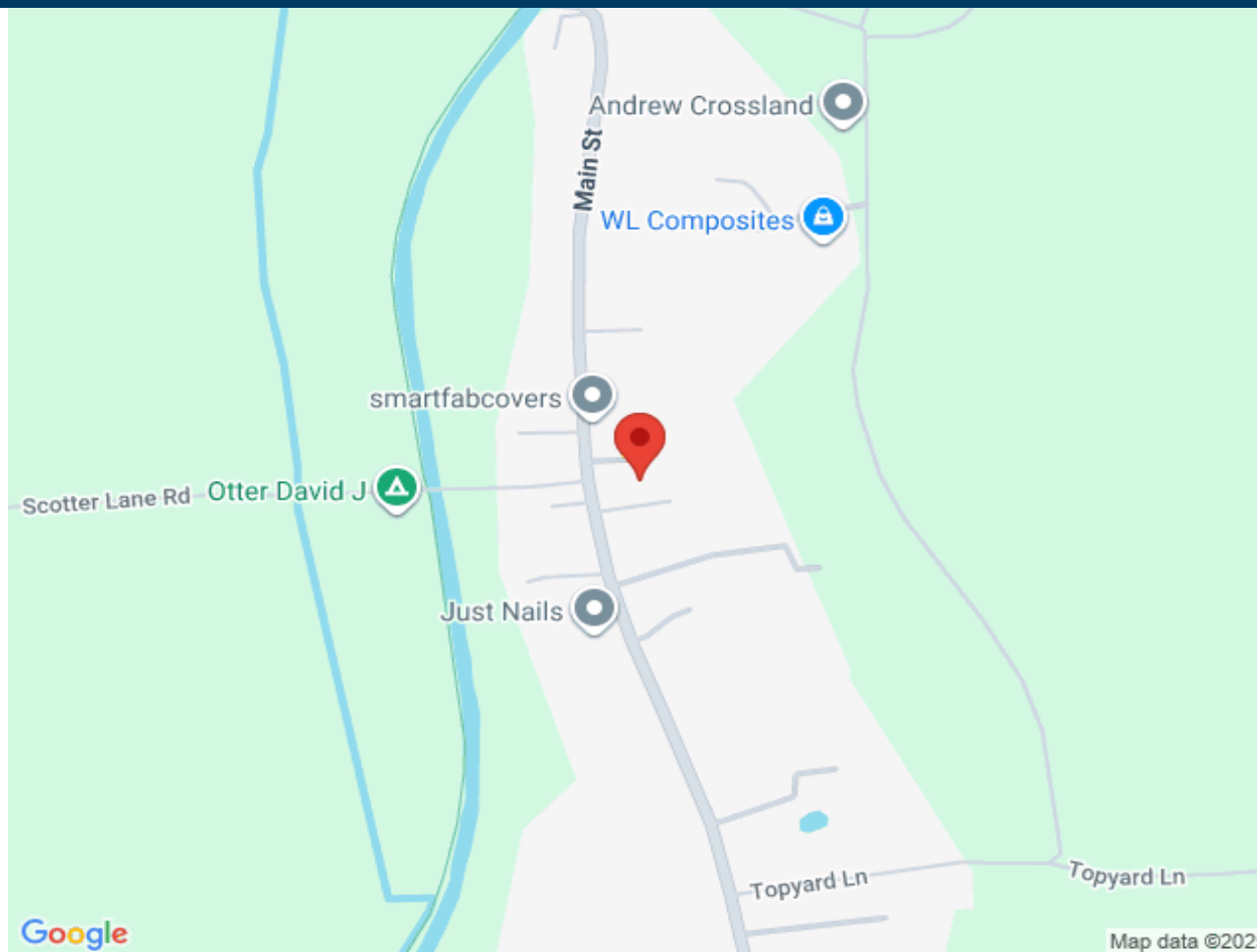


Second Floor

Approx. 25.5 sq. metres (274.8 sq. feet)



Total area: approx. 138.5 sq. metres (1490.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		