



2 Rutland Road, Retford, DN22 7HF

 4  2  2

£375,000



This four-bedroom property boasts a welcoming reception hall with a vintage radiator and a spacious open-plan feel connecting the living room and permanent-roof conservatory. The modern kitchen/diner features LVT flooring, integrated appliances, an instant hot water tap, and French doors leading to the garden. Practical elements include a utility area, an integral garage, and a luxurious downstairs shower room with spa features. Outside, the rear garden offers a large patio perfect for entertaining and a private, enclosed raised lawn area.





Entrance Porch

Access to the property is gained via an Entrance Porch with a UPVC door and side window, both featuring double-glazed obscure glass, and a large storage cupboard. Sliding double glazed doors lead into the main hallway.

Hallway

The welcoming large Entrance Hallway/reception hall with a vintage-style radiator and stairs leading to the first floor, benefiting from under-stairs storage and a side double-glazed window. Also under the carpet in the hall there is parquet flooring.



Living Room 5.23m x 3.96m (17'2" x 13'0")

The main Living Room offers a bright atmosphere with a double glazed window to the right aspect, an attractive electric fire set within a TV surround and fireplace, and is warmed throughout by two vintage-style radiators. Sliding doors connect this space directly to the Conservatory.

Conservatory 3.29m x 4.15m (10'10" x 13'7")

This versatile room is double-glazed to two aspects, features French doors opening onto the patio, has a practical permanent roof, a single panel radiator, a TV point, and two feature windows.

Kitchen/Diner 4.03m x 5.51m (13'2" x 18'1")

The heart of the home is the Kitchen/Diner, featuring LVT flooring throughout and an old ladder-style radiator. It is fitted with floor cabinets, an integrated microwave and

dishwasher, and a wash hand basin with an instant hot water mixer tap. There is dedicated space for a large American-style fridge/freezer and a large range-style cooker with an extractor head. Natural light floods in from double-glazed windows to the rear and double-glazed French doors leading outside.

Utility 2.23m x 2.31m (7'4" x 7'7")

Adjacent is the convenient Utility Area, which offers a double window to the front, floor and wall-mounted cupboards, a sink with a mixer tap, and additional full-height fitted storage. It has plumbing and space for a freestanding washing machine and a freestanding tumble dryer, with a door providing access to the Garage.

Downstairs Shower Room 2.34m x 1.87m (7'8" x 6'1")

Completing the ground floor is a luxurious Downstairs Shower Room, fitted with a double-glazed obscure glass window to the front, a wall-mounted heated towel rail, a dual flush WC, a wash hand basin on a vanity unit/counter, and a curved quadrant shower unit with spa features and multiple showerheads.

First Floor Landing

The First Floor Landing features a front double-glazed window and a vintage radiator, leading to the bedrooms and main bathroom. The Main Bathroom is equipped with a vintage-style radiator, a side window, a single flush WC, a wash hand basin on a vanity unit, a panel bath with a mixer tap, and fitted storage.







Main Bathroom 2.07m x 3.1m (6'10" x 10'2")

The Main Bathroom is equipped with a vintage-style radiator, a side window, a single flush WC, a wash hand basin on a vanity unit, a panel bath with a mixer tap, and fitted storage.

Bedroom One 4.04m x 3.69m (13'4" x 12'1")

Rear facing double glazed window, fitted storage, single panel radiator and carpeted throughout.

Bedroom Two 3.31m x 3.31m (10'11" x 10'11")

Rear facing double glazed window, fitted storage, single panel radiator and carpeted throughout.

Bedroom Three 3.1m x 2.67m (10'2" x 8'10")

This bedroom is carpeted and has a single panel radiator and a double-glazed window.

Bedroom Four 3.32m x 2.46m (10'11" x 8'1")

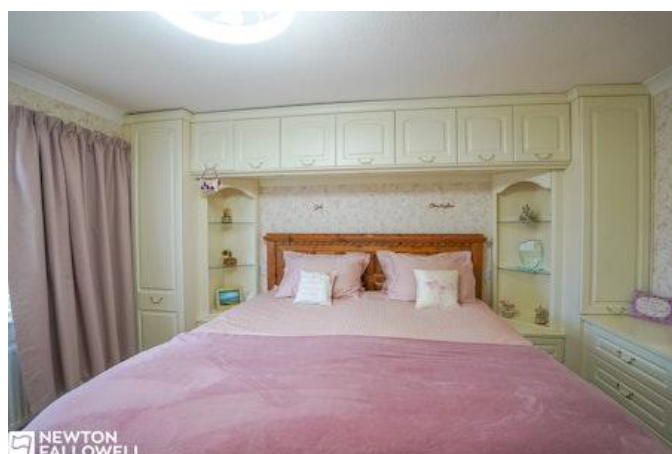
This bedroom is carpeted and has a single panel radiator and a double-glazed window.

Garage

The Garage offers practical storage with a rolling door at the front, a rear door leading to the garden, and benefits from internal power and lighting.

Gardens and Grounds

The Rear Garden is designed for relaxation and entertaining, featuring a large patio area with



small steps leading up to a raised lawn area that is private and enclosed with borders.

Solar Panels

These are owned and have batteries within the garage.

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

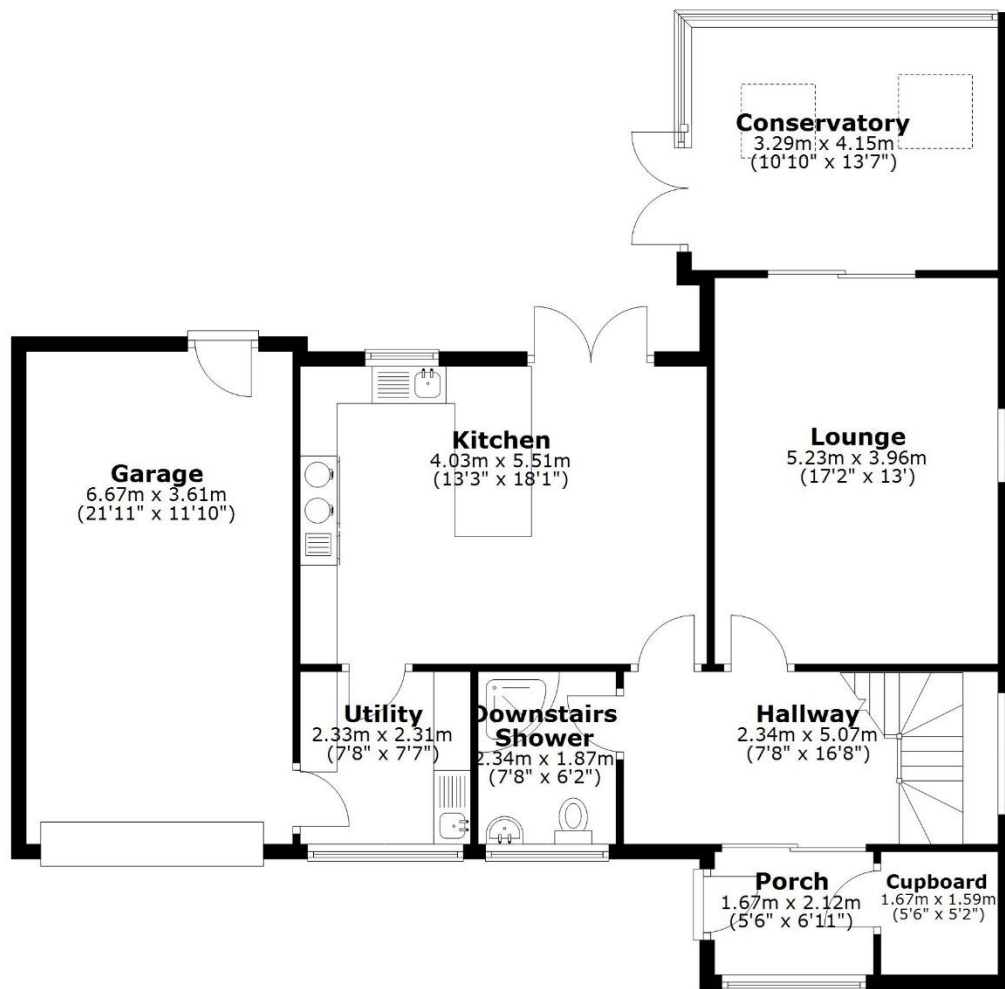
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





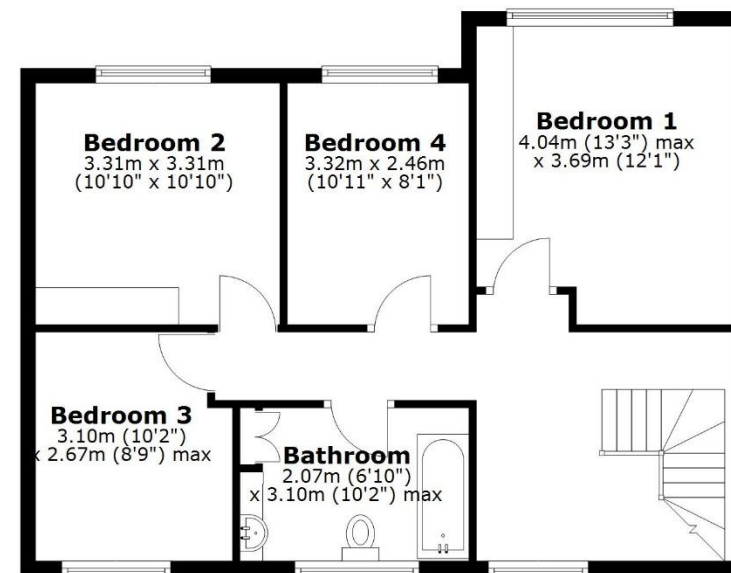
Ground Floor

Approx. 111.8 sq. metres (1203.8 sq. feet)



First Floor

Approx. 73.7 sq. metres (793.0 sq. feet)



Total area: approx. 185.5 sq. metres (1996.8 sq. feet)

