



**Hunter Grove, Torworth Retford DN22 8NW**

**welcome to**

## **Hunter Grove, Torworth Retford**

This newly converted apartment, is a must view with its feature living kitchen with a high vaulted ceiling. High specification kitchens & bathrooms, high ceilings, landscaped communal garden, electric car charging point and high speed fibre broadband!



### **Communal Entrance Hall**

Entered via a composite door to the front plus a composite door to the rear which leads to a garden area and parking.

### **Communal Landing**

Stairs lead from the communal hall to the communal landing with two front facing double glazed windows plus a fire safety window.

### **Hallway**

With intercom point, Herringbone oak effect LVT flooring and a central heating radiator.

### **Living Kitchen**

18' 11" Max x 16' 9" ( 5.77m Max x 5.11m )

With a feature vaulted ceiling and fitted with a comprehensive range of high Specification Mullan Shaker Units with 40mm Arctic marble laminate worktop and a white Quartz composite sink with chrome taps. Bosch appliances as standard (hob, extractor, oven, 50/50 integrated fridge/freezer and a slimline dishwasher) Herringbone oak effect LVT flooring, wall mounted TV point and an understairs storage cupboard. Two front facing double glazed window and one side facing double glazed window

### **Bedroom One**

16' 11" x 8' 5" ( 5.16m x 2.57m )

Two rear facing double glazed windows, wall mounted TV point, central heating radiator, oak internal door, fitted with high quality carpet and has a door to the shower room.

### **Bedroom Two**

14' 11" Max x 9' 6" ( 4.55m Max x 2.90m )

With a front facing double glazed window, wall mounted TV point, central heating radiator, oak internal door and fitted with high quality carpet.

### **Jack And Jill Shower Room**

A door leads from the hallway and also bedroom one. Fitted with a wash hand basin and w.c. plus a shower cubicle with a thermostatic rainfall shower head. Chrome towel rail, spotlights to the ceiling, fully tiled walls and flooring and a rear facing double glazed window.

### **Communal Garden**

All the apartments will have access to an exclusive low maintenance communal garden which is slabbed and edged with a shrub border.

### **Parking**

Two allocated spaces per dwelling including one electric vehicle charging point per dwelling

### **Location**

Hunter Grove is conveniently located near a number of amenities and local towns, ensuring that you would never be too far away from a service you need, including a number of highly rated schools and academies.

There is a convenience store and local pub only half a mile away at Ranskill. Blyth is just over 2 miles away and has a Doctor's surgery, shop, pubs and take away restaurants. Then there is Harworth, which has similar amenities as well as a large Asda and Aldi supermarket is just 4.4 miles away.

Bawtry is just 3.8 miles away and is a thriving market town with an abundance of exclusive boutiques, bars and restaurants.

You also have Retford, which is a flourishing market town only 4.8 miles away, and in addition to the usual town centre shops and services, it has two theatres, a sports centre and the beautiful and centrally located Kings Park & Gardens. Additionally, there is a train station with direct trains to London Kings Cross, which has a journey time of just 1hr 15mins.

In terms of other transport links, the A1 is just 1.3 miles away; the M18 is 12.5 miles and Doncaster Airport is only 8.8. miles away Hunter Grove is therefore situated in a highly desirable location for first time buyers, professionals, couples and growing families.

### **Other Specification**

Brushed steel sockets  
High speed Fibre Broadband available  
Intercom  
High ceilings

### **Warranty**

10 year building guarantee from Advantage Home  
Construction insurance (AHCI)



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## **Hunter Grove, Torworth Retford**

- Two bedroom first floor apartment
- Stunning living kitchen with vaulted ceilings
- High specification kitchens and shower room
- High speed fibre broadband
- Intercom System

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£145,000**



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Property Ref:  
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Please note the marker reflects the  
postcode not the actual property



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