









welcome to

Lime Grove, Retford

NO ONWARD CHAIN This is a SUBSTANTIAL three DOUBLE BEDROOM detached bungalow positioned on a highly regarded cul de sac to the fringes of Retford town. Positioned on a GENEROUS mature plot with parking for several vehicles to the front and a garage and SUPERBLY presented gardens to the rear.













Entrance Hall

Double glazed door, central heating radiator and a large walk in storage closet.

Cloakroom

Fitted with a wash hand basin, w.c. and a double glazed window.

Breakfasting Kitchen

17' 6" x 8' 10" (5.33m x 2.69m)

Fitted with a comprehensive range of solid oak wall and base units with worksurfaces and a sink and drainer. Integrated induction hob with an extractor above and an integrated electric double oven. Plumbing for a washing machine and a dishwasher and space for a fridge freezer. Double glazed window and door to the rear, central heating radiator and tiled flooring.

Lounge

13' 11" into recess x 14' 11" (4.24m into recess x 4.55m) Stone block chimney breast with an electric fire, front and side facing double glazed windows and spotlights to the ceiling.

Dining Room

8' 11" x 11' 11" (2.72m x 3.63m) Double glazed side facing window, coving and spotlights to the ceiling.

Bedroom One

10' 9" x 14' 8" (3.28m x 4.47m)

Two fitted wardrobes and a large storage cupboard, rear facing double glazed window and a central heating radiator.

Bedroom Two

10' 10" inc wardrobes x 10' 10" (3.30m inc wardrobes x 3.30m)

Fitted wardrobes, wash hand basin set into a vanity unit, front facing double glazed window and a central heating radiator.

Bedroom Three

10' 4" x 8' 7" (3.15m x 2.62m)

A further double with a wash hand basin, central heating radiator and a side facing window.

Shower Room

Fitted with a shower cubicle, wash hand basin and a w.c. Spotlights to the ceiling, extractor fan, central heating radiator and a large storage cupboard.

Side Entrance Hall

Double glazed door and window, door to the store room and a central heating radiator.

Store Room

12' 8" x 7' 8" (3.86m x 2.34m)

A substantial storage room with a double glazed window, central heating radiator, an internal door from the hallway and a door to the garage.

Parking

A substantial paved driveway edged by mature borders provides parking for several vehicles and leads to the garage.

Garage

Up and over door and a rear facing double glazed window.

Rear Gardens

To the rear of the property is a beautifully presented south facing lawned garden with mature borders showcasing an abundance of trees, shrubs and flowers. There is also a south facing paved patio area which the vendor advised is "a sun trap" in the summer months, a garden shed, two water barrels and two cold water taps. The substantial gardens have access to both sides and are gated.





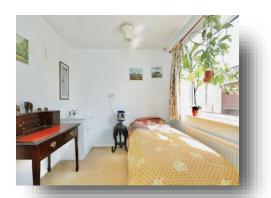
welcome to

Lime Grove, Retford

- No onward chain
- Generously appointed three double bedroom detached bungalow
- Positioned on a substantial plot of attractive mature gardens, parking and a garage
- Large shower room with walk in shower
- Positioned on a quiet cul de sac to the fringes of the town

Tenure: Freehold EPC Rating: D

£350,000









view this property online williamhbrown.co.uk/Property/RFD108360



Property Ref: RFD108360 - 0022 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD, Nottinghamshire, DN22 6JR



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.