

Rutland Road, Retford DN22 7HF



welcome to

Rutland Road, Retford

Substantial five bedroom family home with two en-suites and principle family bathroom. Generously appointed throughout with a spacious lounge, formal dining room, conservatory and luxury fitted Houseproud dining kitchen and utility room. Integral double garage and beautifully landscaped gardens













Entrance Hall

Double glazed door and window,

Cloakroom

Fitted with a wash hand basin set into a vanity unit and a w.c. Heated chrome towel rail and front facing double glazed window.

Lounge

12' 7" into recess x 16' 10" (3.84m into recess x 5.13m) Double glazed box bay window to the front and double glazed doors to the dining room, two central heating radiators, TV point and a wooden fire surround with a stone hearth and a gas fire inset.

Dining Room

12' 6" x 9' 3" plus door recess (3.81m x 2.82m plus door recess)

Double glazed door to the rear and a central heating radiator.

Dining Kitchen

9' 5" x 22' 10" (2.87m x 6.96m)

Fitted with a comprehensive range of country style sage wall and base unit with complementary worksurfaces and a one and a half sink and drainer. Integrated Neff electric oven and five burner gas hob with an extractor above, integrated dishwasher and an integrated fridge freezer. Tiled splashbacks and flooring, spotlights to the ceiling, two central heating radiators, wall mounted TV point, double glazed window to the front and double glazed doors to the conservatory.

Utility Room

9' 5" x 5' 7" (2.87m x 1.70m)

Wall and base units continuing from the kitchen, worksurfaces and a sink and drainer. Space for a dryer and plumbing for a washing machine. Double glazed door and window and an integral door.

Conservatory

11' 6" Max x 9' 7" (3.51m Max x 2.92m) Double glazed windows and doors, polycarbonate roof, tiled flooring and a ceiling fan.

First Floor Landing

Central heating radiator with decorative cover, loft access and an airing cupboard housing the hot water tank.

Bedroom One

11' 3" plus recess x 11' 10" (3.43m plus recess x 3.61m) Two built in wardrobes and dressing table, central heating radiator and a double glazed window to the front.

Ensuite

Walk in shower cubicle glass screen, wash hand basin and a w.c. Chrome heated towel rail, spotlights, fully tiled walls and flooring, extractor fan and a side facing double glazed window.

Bedroom Two

9' 10" x 10' 5" to wardrobe front ($3.00m\ x\ 3.17m$ to wardrobe front)

Two built in wardrobes, central heating radiator and a double glazed window to the rear.

Ensuite Two

Shower cubicle with an electric shower wash hand basin and a w.c. Central heating radiator, shaver point, tiled splashback, spotlights, splashback tiling, extractor fan and a side facing double glazed window.

Bedroom Three

8' 4" Plus door recess x 9' 8" plus recess (2.54m Plus door recess x 2.95m plus recess) Built in wardrobes plus storage above the stairs, central heating radiator and a double glazed window to the front.

Bedroom Four

9' 10" to wardrobes x 7' 10" (3.00m to wardrobes x 2.39m) Built in storage, central heating radiator and a double glazed window to the rear.

Bedroom Five

 6^{\prime} 3" to wardrobes x 9' 3" (1.91m to wardrobes x 2.82m) Central heating radiator and a double glazed window to the front.

Bathroom

Fitted with a wash hand basin set into a vanity unit, free standing bath and a w.c. Tiled floor and splashbacks, central heating radiator and a rear facing double glazed window.

Exterior

To the front of the property is a shaped lawn with a mature Cherry tree. To the rear are great sized lawned gardens with mature shrub borders, patio, cold water tap and a gate to the side.

Agent Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Connells Group.





welcome to

Rutland Road, Retford

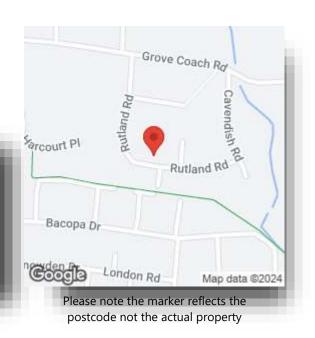
- Superbly appointed five bedroom detached family home
- Luxury fitted kitchen and utility from Houseproud
- Two reception rooms and conservatory
- Two ensuite shower rooms plus a principle family bathroom
- Double integral garage and landscaped gardens

Tenure: Freehold EPC Rating: C

£375,000







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Property Ref:

RFD108534 - 0005

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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