



**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' 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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD108534 - 0005

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