



Tiln Lane, Retford DN22 6SP

welcome to

Tiln Lane, Retford

****NO UPWARD CHAIN**** Traditional three bedroom detached family house with lounge, dining room and breakfast kitchen, family bathroom and downstairs cloakroom. Enclosed mature front and rear gardens. Driveway leading to single garage. Situated in a highly regarded area to the fringes of Retford.



Entrance Hall

Central heating radiator, alarm pad and double glazed window.

Cloakroom

Fitted with wc, wash basin and double glazed window.

Lounge

21' 4" x 12' 1" max (6.50m x 3.68m max)
Modern decor, feature fire surround with electric fire, two central heating radiators and double glazed patio doors to the rear.

Dining Room

13' 5" to back of bay x 12' 2" max (4.09m to back of bay x 3.71m max)
Electric fire, central heating radiator and double glazed bow window.

Breakfast Kitchen

17' 9" x 7' 6" (5.41m x 2.29m)
Fitted with a range of white wall and base units, complementary work surfaces and stainless steel sink and drainer unit. Integrated appliances including gas hob with extractor above and electric double oven. Space for washing machine and fridge freezer. Central heating radiator and two double glazed windows.

Landing

Staircase leading to the landing with alarm pad, loft access and double glazed window.

Bedroom One

13' 1" x 12' 1" to rear of wardrobes (3.99m x 3.68m to rear of wardrobes)
Fitted wardrobes to one wall, central heating radiator and double glazed window.

Bedroom Two

11' 4" x 12' to rear of wardrobes (3.45m x 3.66m to rear of wardrobes)
Neutral decor, fitted wardrobes to one wall, central heating radiator and double glazed window.

Bedroom Three

7' 9" x 7' 7" to rear of wardrobes (2.36m x 2.31m to rear of wardrobes)
Neutral wardrobes to one wall, neutral decor and double glazed window.

Bathroom

8' 1" x 7' 6" (2.46m x 2.29m)
Fitted with three piece suite with shower over the bath and glass shower screen. Heated towel rail, double glazed window and cupboard with boiler in.

Front Garden

Walled garden with mature plants and shrub borders.

Rear Garden

Lawned garden with paved patio area and mature well maintained plants and shrubs. Garden enclosed by fencing.

Shed Driveway

Resin driveway leading to the garage.

Garage

15' 5" x 8' 5" (4.70m x 2.57m)
Single garage with up and over doors, power and light.



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Tiln Lane, Retford

- Traditional three bedroom detached property
- Lounge, dining room and breakfast kitchen
- Family bathroom and downstairs cloakroom
- Front and rear enclosed mature gardens
- Resin driveway leading to single garage

Tenure: Freehold EPC Rating: D

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD108799 - 0004

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