



**Rectors Gate, Retford DN22 7TX**

**welcome to**

**Rectors Gate, Retford**

**\*\*NO UPWARD CHAIN\*\*** Situated in a sought after location is this three double bedroom mid townhouse with lounge, kitchen diner and downstairs cloakroom. Having en suite shower room to master bedroom with further family bathroom. Garden to the rear and block paved driveway leading to the garage,





### **Entrance Hall**

Central heating radiator, laminate flooring, stairs to the first floor.

### **Cloakroom**

Fitted with a wash hand basin and a w.c. Tiled splashbacks, laminate flooring, central heating radiator and a double glazed window.

### **Lounge**

11' 11" into recess x 15' 4" ( 3.63m into recess x 4.67m )  
Electric fireplace, central heating radiator and a front facing double glazed window.

### **Kitchen Diner**

13' x 22' 5" max ( 3.96m x 6.83m max )  
Fitted with a range of wall and base units with complementary worksurfaces and a sink and drainer. Integrated electric oven and a gas hob with an extractor above, freestanding dishwasher and washing machine. Two central heating radiators, laminate flooring and two double glazed windows to the rear.

### **First Floor**

#### **Landing**

Loft access, airing cupboard and a light tunnel allowing natural light to the space.

### **Master Bedroom One**

10' 11" plus recess x 10' 7" to wardrobe front ( 3.33m plus recess x 3.23m to wardrobe front )  
Built in wardrobes, central heating radiator and a rear facing double glazed window.

### **Ensuite Shower Room**

Fitted with a shower cubicle, wash hand basin and a w.c. Central heating radiator and a rear facing double glazed window.

### **Bedroom Two**

9' 6" into recess x 12' 1" ( 2.90m into recess x 3.68m )  
Central heating radiator and a double glazed window.

### **Bedroom Three**

10' x 8' 2" ( 3.05m x 2.49m )  
Central heating radiator and a double glazed window.

### **Bathroom**

Fitted with a bath with a shower attachment, wash hand basin and a w.c. Half tiled walls, extractor fan, central heating radiator and a rear facing double glazed window.

### **Exterior**

To the front of the property is an outside power point and cold water tap. To the rear is a gravelled garden with a drop down sun blind, patio area, mature shrub borders, cold water tap, garden shed and a gate leading to the rear parking area.

### **Driveway**

A block paved driveway provides parking for two cars and leads to the rear and garage.

### **Garage**

17' 4" x 8' 5" ( 5.28m x 2.57m )  
Accessed via an electric roller door to the garage with power, light and access to the boarded roof storage.



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welcome to

## Rectors Gate, Retford

- NO UPWARD CHAIN
- Three double bedroom mid townhouse
- Lounge, kitchen diner and cloakroom downstairs
- Family bathroom and en suite to master bedroom
- Block paved driveway leading to the garage

Tenure: Freehold EPC Rating: C

# £235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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