



Lime Grove, Retford DN22 7YH

welcome to

Lime Grove, Retford

Offered with NO UPWARD CHAIN is this GENEROUSLY APPOINTED two DOUBLE bedroom detached bungalow. Positioned on the highly regarded Lime Grove - a small quiet tree lined cul de sac to the fringes of Retford town centre. Positioned on a great sized south facing plot with a driveway and garage



Entrance Porch

Double glazed window and door and tiled flooring.

Entrance Hall

Wooden flooring and a central heating radiator.

Lounge

11' 5" x 17' 10" (3.48m x 5.44m)

Dual aspect with a double glazed window to the front and rear facing patio doors leading to the conservatory. TV points, wall lights and ceiling fans.

Kitchen

9' 9" x 11' 11" (2.97m x 3.63m)

Fitted with a range of wall and base units with worksurfaces, a breakfast bar and a sink and drainer. Integrated five burner gas hob with an extractor above plus an integrated dishwasher and fridge. Kickboard heaters, tiled flooring and walls and a larder cupboard.

Conservatory

11' 4" x 8' 1" (3.45m x 2.46m)

Polycarbonate roof, laminate flooring, double glazed windows and patio doors and a door to the garage.

Utility Room

7' 4" x 6' 8" (2.24m x 2.03m)

Plumbing for a washing machine, space for a dryer and a central heating radiator.

Bedroom One

11' 11" inc wardrobe x 12' 11" max (3.63m inc wardrobe x 3.94m max)

Fitted wardrobes and dressing table, central heating radiator, front facing double glazed window.

Bedroom Two

11' 11" x 11' 6" (3.63m x 3.51m)

Fitted wardrobes, central heating radiator, TV point and a rear facing double glazed window.

Shower Room

Fitted with a shower cubicle, wash hand basin and a w.c. Tiled walls and flooring, extractor fan and a central heating radiator.

Exterior

To the front of the property is a paved driveway which leads to the garage and a lawned garden with shrub borders, To the rear is a generous lawned garden with a patio area, mature trees, shrubs and a garden shed.

Garage

8' 5" x 18' 8" (2.57m x 5.69m)

Accessed via roller doors, a side facing window and an EV Electric charge point.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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welcome to

Lime Grove, Retford

- Offered with NO UPWARD CHAIN
- Generously appointed detached bungalow`
- Positioned on a larger than average plot with south facing gardens
- Driveway and an attached garage
- Highly sought after residential location

Tenure: Freehold EPC Rating: C

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109130 - 0004

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.

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