



**Sherwood Lodge Grove Coach Road, Retford DN22 0PW**

**welcome to**

**Sherwood Lodge Grove Coach Road, Retford**

PUBLIC NOTICE: Sherwood Lodge, Grove Coach Road, Retford, Nottinghamshire, DN22 0PW - We have received an offer of £ 400,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating D



### **Entrance Lobby**

14' 4" max x 22' 4" max ( 4.37m max x 6.81m max )  
A spacious entrance lobby with a double glazed window to the side, storage cupboard and doors leading to..

### **Shower Room**

5' 10" x 6' 3" ( 1.78m x 1.91m )  
Fitted with a corner shower cubicle, wash hand basin and a w.c.

### **Kitchen**

10' 1" MAX x 16' 2" ( 3.07m MAX x 4.93m )  
Fitted with wall and base units, space for appliances, central heating radiator, tiled flooring, built in storage cupboard and two double glazed windows to the side.

### **Utility Breakfast Room**

Double glazed window to the front, side and rear and a wooden door to the rear.

### **Snug**

12' 4" x 10' 11" ( 3.76m x 3.33m )  
Double glazed window to the side.

### **Lounge**

20' 6" x 20' 8" ( 6.25m x 6.30m )  
Leaded double glazed window to the front and double glazed patio doors to the rear. Cast iron fire place with wooden fire surround, part laminate and part carpeted flooring and a central heating radiator.

### **Inner Hall One**

Wooden door to the rear and doors leading to..

### **Bedroom One**

16' 5" x 15' 11" ( 5.00m x 4.85m )  
Double glazed window and a central heating radiator.

### **Jack And Jill Ensuite Bathroom**

Fitted with a four piece white suite, half tiled walls and flooring, double glazed window.

### **Bedroom two**

16' 5" x 15' 11" ( 5.00m x 4.85m )  
Double glazed window and a central heating radiator.

### **Bedroom Three**

14' 4" x 13' 2" ( 4.37m x 4.01m )  
Double glazed window to the side and a central heating radiator.

### **Second Inner Hall**

Leading from the entrance lobby to the rear of the property with a storage cupboard and doors leading to..

### **Bedroom four**

15' 8" x 10' 1" ( 4.78m x 3.07m )  
Double glazed window to the side and a central heating radiator.

### **Bedroom five**

10' 6" x 10' ( 3.20m x 3.05m )  
Double glazed window to the side and a central heating radiator.

### **Bathroom**

Three piece white suite, fully tiled walls, central heating radiator and a double glazed window.

### **Sitting Room**

16' 9" x 11' ( 5.11m x 3.35m )  
Double glazed patio doors to the rear, double glazed window to the side and a central heating radiator.

### **Kitchen Two**

11' x 7' 8" ( 3.35m x 2.34m )  
Fitted with wall and base units and a sink and drainer, space for appliances and a double glazed window and wooden door to the side.

### **Annexe**

Accessed via its own entrance door to the side of the property.

### **Annexe Hall**

Double glazed window and door to the side.

### **Annexe Kitchen**

11' 8" x 11' 4" ( 3.56m x 3.45m )  
Fitted with wooden wall and base units and a sink and drainer, space for appliances, double glazed window to the side and tiled flooring.

### **Annexe Lounge**

25' x 12' 2" ( 7.62m x 3.71m )  
Double glazed window to the side and double glazed patio doors to the rear, central heating radiator.

### **Annexe Bedroom**

13' 11" x 11' 2" ( 4.24m x 3.40m )  
Double glazed window to the side, central heating radiator and loft access

### **Annexe Bathroom**

Fitted with a four piece suite, towel rail and a double glazed window.

### **Exterior**

Positioned on a plot of just over three acres.

### **Brick Built Outbuilding**

In need of major repair or demolition

### **Driveway**

A driveway leads to a parking area parking for several vehicles.



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welcome to

## Sherwood Lodge Grove Coach Road, Retford

- \*\* VIEWING STRICTLY BY APPOINTMENT WITH THE AGENTS\*\*
- Five bedroom detached bungalow positioned on a plot of just over three acres
- In need of complete renovation
- Secluded semi rural position yet within a mile of the amenities of Retford
- Extensive driveway and parking for several vehicles

Tenure: Freehold EPC Rating: D

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD109241 - 0016

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