

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

Kitchen Two

11' x 7' 8" ($3.35m \times 2.34m$) 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" ($3.56m \times 3.45m$) 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" ($7.62m \times 3.71m$) 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 Outbbuilding

In need of major repair or demolition

Driveway

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





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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

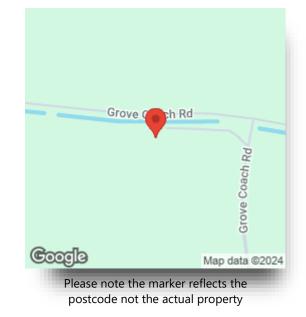
£400,000

view this property online williamhbrown.co.uk/Property/RFD109241



Property Ref: RFD109241 - 0016 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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