



Water Lane, Retford DN22 6SZ

welcome to

Water Lane, Retford

****Ideal for first time buyer or investment opportunity**** Three bedroom mid terraced property with a dining kitchen and lounge, shower room, downstairs cloakroom and enclosed front garden. Offered with no upward chain located to the fringes of Retford town centre.



Entrance Hall

Storage cupboard and central heating radiator.

Porch

Off entrance hall with storage cupboard and double glazed door.

Cloakroom

Fitted with wc and wash hand basin. Complementary flooring, central heating radiator and double glazed window.

Lounge

16' x 10' 11" (4.88m x 3.33m)

Alcove fitted with cupboard under, central heating radiator and two double glazed windows.

Dining Kitchen

18' 5" max x 9' 8" (5.61m max x 2.95m)

Fitted with a range of beech finish wall and base units, complementary work surfaces, splash back tiling and stainless steel sink and drainer unit.

Integrated appliances including electric hob and electric oven. Space for washing machine and fridge freezer. Complementary flooring and double glazed window.

Landing

Staircase leading to the landing with storage cupboard, airing cupboard boiler cupboard and central heating radiator.

Bedroom One

13' x 9' 10" (3.96m x 3.00m)

Fitted wardrobes, central heating radiator and two double glazed windows.

Bedroom Two

12' 11" max x 8' 11" plus recess (3.94m max x 2.72m plus recess)

Central heating radiator and two double glazed windows.

Bedroom Three

9' 10" max x 6' 7" (3.00m max x 2.01m)

Double glazed window.

Shower Room

Fitted with wc, wash hand basin and shower cubicle.

Fully tiled walls, complementary flooring, central heating radiator and heated towel rail.

Front Garden

Lawned with plants and shrubs, variegated holly, side fence, front hedge and gated

Rear

Council grounds to the rear of the property.

Outbuilding

Walk in garden store to the front.



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welcome to

Water Lane, Retford

- Three bedroom mid terraced property
- Living room, dining kitchen and downstairs cloakroom
- Three good sized bedrooms and shower room
- Enclosed lawned gardens to the front of the property
- Located to the fringes of Retford town centre

Tenure: Freehold EPC Rating: Awaited

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109409 - 0002

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