



Conifers Little Gringley Lane, Welham Retford DN22 0SD

welcome to

Conifers Little Gringley Lane, Welham Retford

This is a generously appointed three bedroom semi-detached home positioned in the delightful hamlet of Welham. Situated on a superb plot of mature gardens to the front and a easy maintenance rear garden, ideal for entertaining. Extensive driveway and a garage.



Utility Room

6' 2" x 9' 2" (1.88m x 2.79m)

Fitted with base units. Plumbing and space for washing machine and dish washer. Side facing double glazed door and door leading to the kitchen.

Kitchen

10' 4" x 10' 7" (3.15m x 3.23m)

Fitted with wall and base units, complementary work surfaces and sink and drainer unit. Space for freestanding oven. Built in shelving in chimney recess. Feature beams, central heating radiator and side facing double glazed window. Door leading to the walk in pantry.

Inner Hall

Stairs to the first floor, central heating radiator and front facing double glazed window.

Cloakroom

Fitted with wc and wash hand basin. Tiled walls, central heating radiator and side facing double glazed window.

Lounge

14' 1" x 11' 11" into recess (4.29m x 3.63m into recess)

Open to the dining room with wood burner, central heating radiator and rear facing double glazed patio doors.

Dining Room

10' 2" x 9' 11" into recess (3.10m x 3.02m into recess)

Central heating radiator and front facing double glazed bay window.

Study

6' 5" x 5' 9" (1.96m x 1.75m)

Work surfaces, central heating radiator and side facing double glazed window.

Conservatory

11' x 7' 5" (3.35m x 2.26m)

Insulated roof, central heating radiator, double glazed windows and double glazed patio doors leading to the external terrace.

Landing

Stairs to the landing with loft access and central heating radiator.

Bedroom One

11' 11" plus wardrobe x 10' 4" (3.63m plus wardrobe x 3.15m)

Built in wardrobes, central heating radiator and rear facing double glazed window with countryside views.

Bedroom Two

10' 4" x 10' 7" plus wardrobes (3.15m x 3.23m plus wardrobes)

Built in wardrobe, excess storage, central heating radiator and double glazed window.

Bedroom Three

7' 7" x 7' 1" plus wardrobe (2.31m x 2.16m plus wardrobe)

Built in wardrobe, central heating radiator and front facing double glazed window.

Shower Room

Fitted with a walk in double shower cubicle, wash hand basin and a w.c.. Chrome heated towel rail, central heating radiator and double glazed window.

Exterior

Drive

Concrete driveway for parking.

Garage

12' 8" x 17' 8" (3.86m x 5.38m)

With up and over door, power, light and two side facing double glazed windows.

Heating

Worcester oil combi central heating boiler with 7 years warranty controlled by Smart Hive heating system.

Exterior

To the front of the property is a concrete driveway which leads to the garage and a generous mature lawned garden with raised decking and mature shrubs. To the rear is a superb easy maintenance paved garden, ideal for entertaining and an external Worcester Bosch boiler (7 year warranty) There are outside power points to both the front and the rear.

Garage

12' 8" x 17' 8" (3.86m x 5.38m)

Accessed via an up and over door with power and light and two double glazed windows.



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welcome to

Conifers Little Gringley Lane, Welham Retford

- Three bedroom semi-detached family home
- Three reception rooms, conservatory, kitchen, utility and cloakroom
- Extensive driveway with parking for several vehicles and a garage
- Worcester Bosch boiler with a 7 year guarantee - controlled by Hive
- Positioned in the lovely hamlet of Welham

Tenure: Freehold EPC Rating: Awaited

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RFD109387 - 0006

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