



Grove Lane, Retford DN22 6NA

welcome to

Grove Lane, Retford

Traditional style three bedroom semi detached property with fitted kitchen, lounge opening onto dining room and shower room downstairs. Three double bedrooms with family bathroom upstairs. Off street parking to the front and enclosed rear garden. Situated ideally for Retford town centre.



Entrance Porch

Double glazed door to the front with internal door leading to the hall.

Entrance Hall

Stairs to the first floor with laminate flooring.

Lounge

11' 9" x 11' 2" plus window (3.58m x 3.40m plus window)
Central heating radiator and double glazed bay window to the front.

Dining Room

12' x 12' 6" into recess (3.66m x 3.81m into recess)
Open into the lounge with laminate flooring, central heating radiator and double glazed window to the rear.

Kitchen

14' 4" x 8' 6" (4.37m x 2.59m)
Fitted with wall and base units, complementary work surfaces, tiled splash back sink and drainer unit.
Electric oven with extractor hood above. Space for dryer and plumbing for washing machine. Under stairs storage, tiled flooring and double glazed window to the side.

Shower Room

Fitted with wc, wash hand basin and shower cubicle.
Heated towel radiator and double glazed window to the side.

Landing

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

Bedroom One

10' 10" into recess x 11' 3" (3.30m into recess x 3.43m)
Laminate flooring, central heating radiator and double glazed window to the front.

Bedroom Two

10' 2" into recess x 12' 2" (3.10m into recess x 3.71m)
Laminate flooring, central heating radiator and double glazed window to the rear.

Bedroom Three

8' 7" x 10' 4" (2.62m x 3.15m)
Central heating radiator, laminate flooring and double glazed window to the rear.

Bathroom

Fitted with wc, wash hand basin and bath. Tiled flooring and double glazed window to the front.

Parking

Part gravelled and part tarmac driveway.

Rear Garden

Mainly lawned garden with patio area, gravelled seating area with plant and shrub borders. Outside power point with gate to the side.



view this property online williamhbrown.co.uk/Property/RFD110109



welcome to

Grove Lane, Retford

- Traditional three bedroom semi detached property
- Shower room and family bathroom
- Off street parking to the front of the property
- Enclosed mainly lawned rear garden with patio area, gravelled seating area
- Situated ideally for Retford town centre amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£185,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD110109



Property Ref:
RFD110109 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



williamhbrown.co.uk