









welcome to

Thrumpton Lane, Retford

Beautifully presented three bedroom townhouse situated on a popular location to the fringes of Retford town centre. Lounge and dining kitchen downstairs with en suite to the master bedroom plus family bathroom and enclosed rear garden. Ideally located in the catchment for highly regarded schools.













Entrance Porch

Central heating radiator and complementary LVT flooring.

Cloakroom

Fitted with wc, wash hand basin and central heating radiator.

Lounge

15' 2" x 14' 4" max (4.62m x 4.37m max) Under stairs storage, central heating radiator, complementary LVT flooring and double glazed window.

Dining Kitchen

13' 3" \times 9' 6" extending to 15' 1" ($4.04m \times 2.90m$ extending to 4.60m)

Fitted with a range of wall and base units in 2021, complementary work surfaces and sink and drainer unit. Integrated electric oven and electric hob. Space for washing machine and dryer. Vertical central heating radiator, complementary LVT flooring and double glazed window.

Landing

Stairs leading to the landing.

Bedroom One

12' 5" x 8' 5" plus recess ($3.78 \, \text{m} \times 2.57 \, \text{m}$ plus recess) Neutral decor, built in wardrobes, central heating radiators and double glazed window.

En Suite

Fitted with wc, wash hand basin, shower cubicle and central heating radiator.

Bedroom Two

9' 9" plus recess x 8' 6" plus recess (2.97m plus recess x 2.59m plus recess)

Wardrobe space, central; heating radiator and double glazed window.

Bedroom Three

9' 6" x 6' 3" (2.90m x 1.91m) LVT flooring and double glazed window.

Bathroom

5' 6" x 5' 7" max (1.68m x 1.70m max) Modern three piece suite fitted in 2023 which comprises of wc, wash hand basin and bath with shower above. Fully tiled walls and floors and vertical central heating radiator.

Front Garden

Small gravel garden area to the front with railings to the front and side.

Rear Garden

Astroturf rear garden with two porcelain patio areas enclosed by fencing and gated.

Garage

Single garage.

Parking

Two parking spaces in front of the garage.





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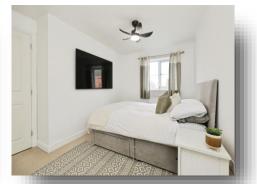
- Beautifully presented modern three bedroom townhouse
- Bathroom, en suite to master bedroom and downstairs cloakroom
- Good sized lounge and dining kitchen
- Enclosed low maintenance garden with paved patio area
- Popular location to the fringes of Retford town centre

Tenure: Freehold EPC Rating: B

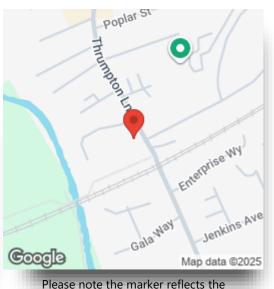
Council Tax Band: B

£210,000









postcode not the actual property

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Property Ref: RFD110148 - 0003 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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