









welcome to

Holly Road, Retford

Stunning Victorian four bedroom family property arranged over three levels located in the highly regarded London road area of Retford. Spacious lounge and dining kitchen area with four double bedrooms over two floors with a large family bathroom. Low maintenance rear garden with decked seating area.













Entrance Hall

Neutral decor and central heating radiator.

Lounge

16' 5" x 13' 6" (5.00m x 4.11m)

Feature fire place with multi fuel stove, picture rail, coving to the ceiling, central heating radiator and double glazed bay window.

Dining Kitchen

18' 1" x 16' 1" max (5.51m x 4.90m max)

Fitted with a range of cream shaker style wall and base units, complementary work surfaces and stainless steel sink and drainer unit. Integrated appliances including dish washer, washing machine and fridge freezer with space for 1200mm range cooker. Part carpeted and park complementary flooring, central heating radiator, double glazed window and double glazed french doors opening out onto the rear garden.

Celler Lobby

16' 1" maximum measurement x 7' 2" including stairs (4.90m maximum measurement x 2.18m including stairs)

Cellar Room

12' 1" maximum measurement x 9' 8" (3.68m maximum measurement x 2.95m)

First Floor First Landing

Staircase leading to landing with airing cupboard and central heating radiator.

Bedroom One

16' 3" into bay x 13' 8" (4.95m into bay x 4.17m) Fitted wardrobes to two walls, shoe storage, central heating radiator and double glazed box bay window.

Bedroom Four

11' 7" $\max x$ 9' 10" \max (3.53m $\max x$ 3.00m \max) Traditional decor, central heating radiator and two double glazed windows.

Bathroom

13' 2" max x 7' max (4.01m max x 2.13m max)
Fitted with wc, wash hand basin, bath and shower cubicle. Splash back tiling, complementary flooring, central heating radiator and double glazed window.

Second Floor Second Landing

Staircase leading to second landing with door to eaves storage.

Bedroom Two

10' \times 11' 6" into recess ($3.05m \times 3.51m$ into recess) Neutral decor, central heating radiator and vellux style double glazed window.

Bedroom Three

13' 11" \times 12' 9" ($4.24m \times 3.89m$) Sloping ceilings to two sides, central heating radiator and double glazed window.

Front Garden

Small area to the front with railings and wall.

Rear Garden

Landscaped gravel garden with raised seating decked area and paved patio area with plants and shrubs.

Wood Shed

Greenhouse





welcome to

Holly Road, Retford

- Beautiful Victorian four bedroom property situated over three levels
- Spacious lounge and dining kitchen which opens out onto the rear garden
- Four bedrooms over two floors with a large family bathroom
- Finished to an exacting standard throughout
- Enclosed low maintenance rear garden with decked seating area

Tenure: Freehold EPC Rating: C

Council Tax Band: C

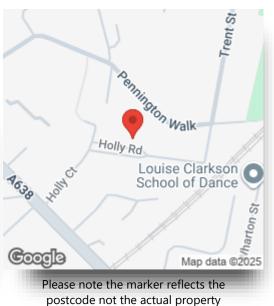
offers over

£240,000









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