



**Holly Road, Retford DN22 6BE**



**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.

### **Cellar 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' x 11' 6" into recess ( 3.05m x 3.51m into recess )

Neutral decor, central heating radiator and vellux style double glazed window.

### **Bedroom Three**

13' 11" x 12' 9" ( 4.24m x 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**



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## **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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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