



Grove Lane, Retford DN22 6NB

welcome to

Grove Lane, Retford

OFFERED WITH NO UPWARD CHAIN is this beautifully appointed period semi-detached home. Finished to an excellent standard throughout and offering over 1500 sq feet of living accommodation including two receptions rooms, three double bedrooms and an attic room.



Entrance Hall

A double glazed door leads to the entrance hall with two central heating radiators and complementary flooring.

Sitting Room

12' 1" into recess x 11' 11" not into bay (3.68m into recess x 3.63m not into bay)
Double glazed box bay window to the front elevation, cast iron decorative fireplace, central heating radiator and coving to the ceiling.

Cloakroom

Fitted with a wash hand basin set in a vanity unit and a w.c, Extractor fan, central heating radiator and laminate flooring.

2nd Reception Room

10' 4" x 9' 7" (3.15m x 2.92m)
Vertical central heating radiator.

Dining Kitchen

23' 7" max x 10' 4" max (7.19m max x 3.15m max)
Fitted with a comprehensive range of white wall and base units, marble effect work surfaces and breakfast bar, black sink and drainer unit and splash back tiling. Integrated electric oven and gas hob with extractor above and space for fridge freezer.
Laminate flooring, spotlights to the ceiling, central heating radiator and side facing double glazed window. Opening into the sun room.

Sun Room

7' 9" x 9' 1" (2.36m x 2.77m)
Double glazed windows and door, laminate flooring and a central heating radiator.

First Floor Landing

Staircase leading from the hall to first floor with two central heating radiators and front facing double glazed window. A second staircase leads to the second floor room.

Bedroom One

10' not into C.B. x 12' (3.05m not into C.B. x 3.66m)
Bespoke fitted wardrobes, central heating radiator and a double glazed window to the front elevation.

Bedroom Two

10' 5" x 13' 11" (3.17m x 4.24m)
Central heating radiator and a double glazed window to the rear elevation.

Bedroom Three

10' 5" x 12' 4" (3.17m x 3.76m)
A further double with coving to the ceiling, central heating radiator and a rear facing double glazed window.

Bathroom

Fitted with bath with Victorian style tap, wash hand basin with vanity unit, w.c, and a separate shower cubicle. Coving and spotlights to the ceiling, extractor fan, chrome central heating radiator and side facing double glazed window.

Attic Room

11' 2" max narrowing to x 13' 2" max (3.40m max narrowing to x 4.01m)
Stairs lead from the first floor landing to the spacious room with eaves storage, spotlights in the ceiling, sky light window and a central heating radiator.

Exterior

To the front of the property is a gravelled area for off street parking with a side hedge. To the rear is a lovely lawned gardens with two separate decked areas, gravel borders and mature trees and shrubs.



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welcome to

Grove Lane, Retford

- Beautifully appointed three double bedroom semi-detached home
- Spacious and superbly appointed accommodation
- Two reception rooms, dining kitchen, cloakroom and w.c.
- Second floor attic room with its own staircase from the 1st floor landing
- Off street parking to the front, exceptional rear gardens

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110368 - 0002

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