



**Rectors Gate, Retford DN22 7TX**

**welcome to**

## **Rectors Gate, Retford**

This is a BEAUTIFULLY APPOINTED four double bedroom executive style detached home positioned on a SOUGHT AFTER DEVELOPMENT to the fringes of Retford town. Exceptional open plan living kitchen and dining area, high quality fixtures and fittings and a DOUBLE GARAGE.



## **Entrance Hall**

Cloakroom cupboard, central heating radiator and complementary flooring.

## **Cloakroom**

Fitted with wc, wash hand basin with unit below, tiled flooring, central heating radiator and double glazed window.

## **Living Dining Kitchen**

This is a beautifully appointed open plan living, dining and kitchen area. The stunning kitchen area is fitted with a comprehensive range of cappuccino gloss wall and base units and a central island unit with a five ring gas burner hob with an extractor above, Complementary work surface 1 1/2 stainless steel sink and drainer unit. Further integrated appliances include an electric double oven, dish washer and fridge freezer. The kitchen area opens into a spacious dining area with bi-folding doors leading to the rear. Opening into a lounge area with further bi-folding doors to the rear and a central heating radiator.

## **Utility Room**

Fitted with cappuccino gloss units, complementary work surfaces and stainless steel sink and drainer unit. Space for washing machine, porcelain floor tiles, central heating radiator and double glazed window.

## **Landing**

Beautiful glass staircase leading to the landing with loft access.

## **Master Bedroom**

Full height vaulted ceiling with fitted wardrobes to one wall and full height double glazed picture.

## **En Suite**

Fitted with modern white suite including wc, wash hand basin with unit below, double ended bath tub and double shower cubicle. Heated towel rail and tiled flooring.

## **Bedroom Two**

Fitted wardrobes, central heating radiator and double glazed window.

## **Bedroom Three**

Fitted wardrobes, double glazed window and central heating radiator.

## **Bedroom Four**

Further double bedroom with fitted wardrobes, central heating radiator and double glazed window.

## **Bathroom**

Fitted with a modern white suite including wc, wash hand basin with unit below, double ended bath tub and double shower cubicle. Tiled splash back and flooring, heated towel rail and double glazed window.

## **Exterior**

Lawned area to the front with plants and shrubs. To the rear is a garden with a paved patio area leading to a shaped lawn and feature pebbled beds and borders.

## **Driveway**

A double block paved driveway leads to the double garage.

## **Double Garage**

Concertina electric door with power and light.



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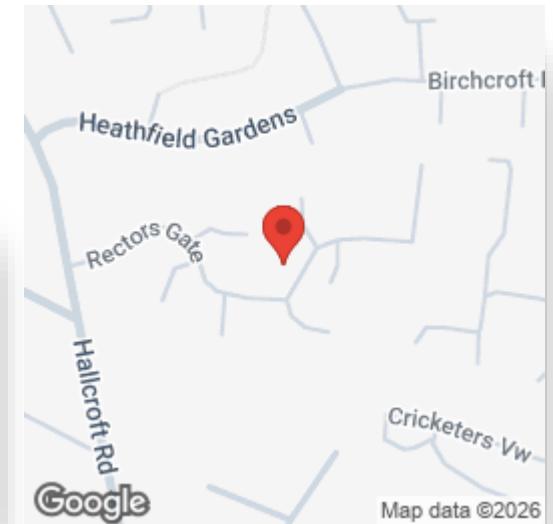
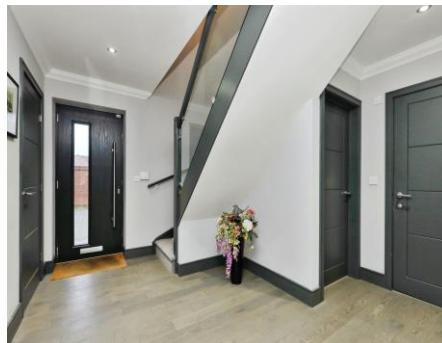
## Rectors Gate, Retford

- Four double bedroom detached executive style home
- Superb open plan living, kitchen and dining area with bi-fold doors to the rear
- High quality Kitchen, bathroom and en suite
- Master bedroom with a en suite bathroom
- Double width driveway and a double garage

Tenure: Freehold EPC Rating: B

Council Tax Band: E

# £450,000



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