



12 Rutland Road, Retford, DN22 7HF



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£350,000



Key Features

- NO UPWARD CHAIN
- FOUR BEDROOMS
- BATHROOM AND SEPARATE ENSUITE
- LOUNGE
- DINING ROOM
- KITCHEN
- EPC rating tbc
- Freehold





This substantial detached house presents an excellent opportunity for those seeking adaptable family living in a select residential setting. Carefully designed to offer both comfort and flexibility, the property features four well-proportioned bedrooms and two bathrooms, including a separate ensuite, delivering a practical arrangement for family life or visiting guests.

The interior comprises two inviting public rooms: a spacious lounge and a formal dining room, creating an ideal environment for relaxation and entertaining. The kitchen is thoughtfully arranged, optimising both storage and workspace for day-to-day convenience. Gas central heating ensures comfort throughout all seasons.

Externally, the property benefits from a private and enclosed garden which provides a secluded setting for outdoor enjoyment. To the front, an integral garage offers secure parking as well as additional storage. The freehold tenure affords the purchaser long-term peace of mind, and the property is available with no upward chain, facilitating a smooth transaction process.

EPC Rating 'TBC'.

Local area

Situated in Retford, Nottinghamshire, this home is ideally located for access to an excellent range of local amenities, educational establishments, and transport connections. Retford is known for its conventional market town ambience and offers a balance of urban

conveniences with a peaceful local community atmosphere.

The surrounding area is well-served by public transport and local road networks, contributing to its reputation as a desirable residential location.

Entrance Hallway

The property is entered via a UPVC front door with double glazed obscured glass and a matching side window creating a bright and welcoming first impression. The hallway features a single panel radiator and carpeted flooring throughout.

Lounge 4.6m x 3.77m (15'1" x 12'5")

The lounge is a comfortable and inviting living space, featuring two single panel radiators and a charming box bay window with double glazed windows to the front aspect. An gas fire with mantel and surround creates a focal point, while a TV point and fitted carpet complete the room.

Dining Room 3.26m x 2.96m (10'8" x 9'8")

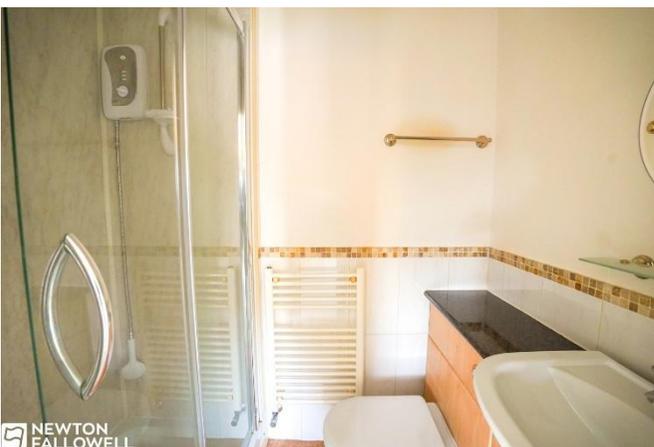
The dining room offers an ideal space for family meals and entertaining, with sliding doors and large double glazed windows opening directly onto the rear garden and patio. The room benefits from a single panel radiator and carpeted flooring throughout.

Kitchen 3.77m x 5.34m (12'5" x 17'6")

The kitchen is well arranged with a double glazed window overlooking the rear aspect. It is fitted with a four-ring gas hob, integrated double oven, floor and wall mounted cupboards and a bowl-and-a-quarter sink with drainer and mixer tap. Additional features include an integrated fridge freezer, integrated dishwasher, double panel radiator and a practical under-stairs storage cupboard.

Utility Area

The utility area provides further practicality, offering space and plumbing for a freestanding washing machine and space for a tumble dryer. There is a sink with drainer and mixer tap, floor and wall mounted cupboards, a







double panel radiator and a door with a double glazed window to the side aspect.

Downstairs WC

The downstairs WC is fitted with a low-level flush WC and a wash hand basin on pedestal. A double glazed obscured glass window to the side aspect allows for natural light while maintaining privacy, and a single panel radiator completes the space.

Landing

The first-floor landing is light and airy, featuring a small double glazed window to the side aspect. There is access to the loft, an airing cupboard housing the hot water storage tank, a single panel radiator and carpeted flooring throughout.

Bedroom One 5.33m x 3.66m (17'6" x 12'0")

Bedroom one is a generous double room with two built-in storage cupboards and an attractive box bay window with double glazed windows to the front aspect. The room also benefits from a single panel radiator and carpeted flooring.

En Suite

The En-suite is modern and well presented, comprising a low-level flush WC, a wash hand basin with mixer tap set within a vanity unit and a wall-mounted heated towel rail. A large walk-in shower cubicle is fitted with a wall-mounted electric shower, controls and showerhead.

Bedroom Two 4.22m x 2.4m (13'10" x 7'11")

Bedroom two is a well-proportioned room featuring a double glazed window to the front aspect, a single panel radiator and carpeted flooring throughout.

Bedroom Three 2.68m x 2.86m (8'10" x 9'5")

Bedroom three enjoys a double glazed window overlooking the rear aspect and benefits from fitted wardrobes, a single panel radiator and carpeted flooring.

Bedroom Four 2.18m x 2.35m (7'2" x 7'8")

Bedroom four offers flexibility for use as a bedroom, home office or nursery and includes a double glazed window to the rear aspect, a single panel radiator and a useful storage



cupboard suitable for use as a fitted wardrobe. The room is carpeted throughout.

Family Bathroom 2.3m x 1.77m (7'6" x 5'10")

The family bathroom is fitted with a low-level flush WC, wash hand basin on pedestal with mixer tap and a panelled bath. A wall-mounted electric shower with showerhead is positioned over the bath, while a double glazed obscured glass window to the side aspect provides both light and privacy.

Gardens and Grounds

The front of the property boasts a large driveway providing off-road parking, small lawn area and access to the garage. The rear of the property features a west-facing garden featuring a patio area, private and enclosed lawned area, and a further patio/hardstanding area with shed.

Garage 5.13m x 2.97m (16'10" x 9'8")

The garage benefits from a double glazed window to the side aspect, power and lighting, and a small loft hatch providing additional storage.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

Services

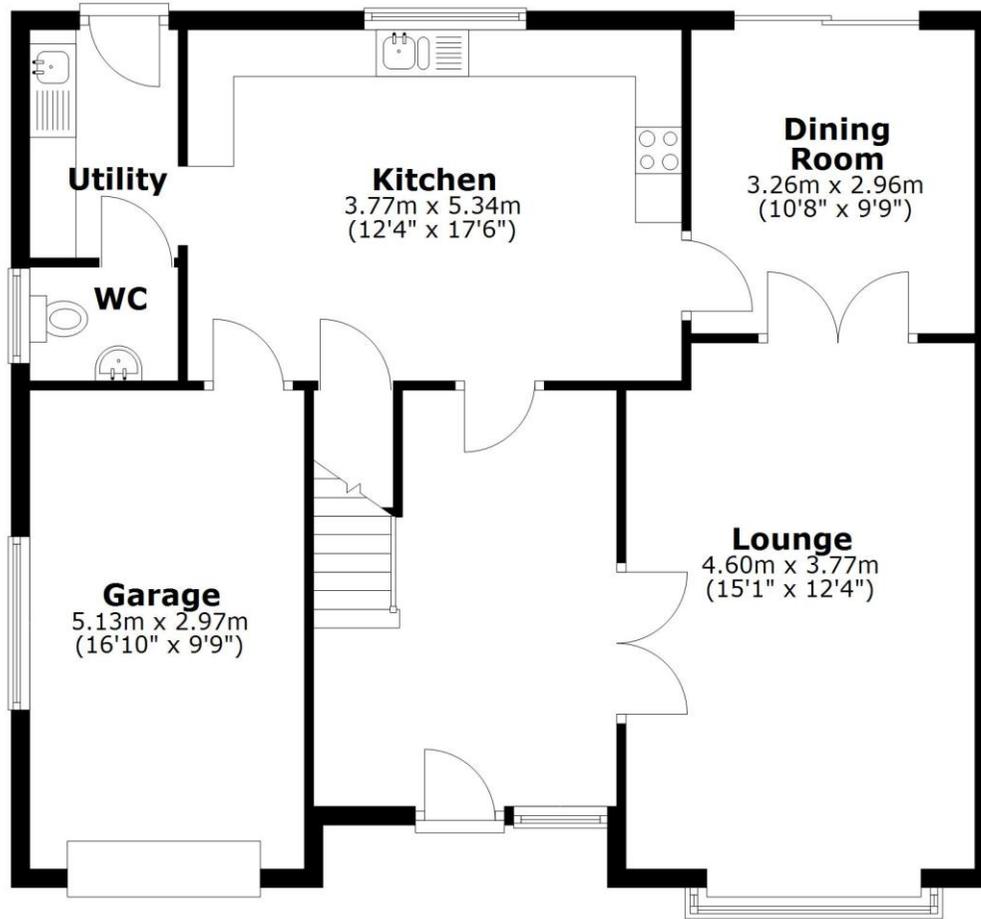
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





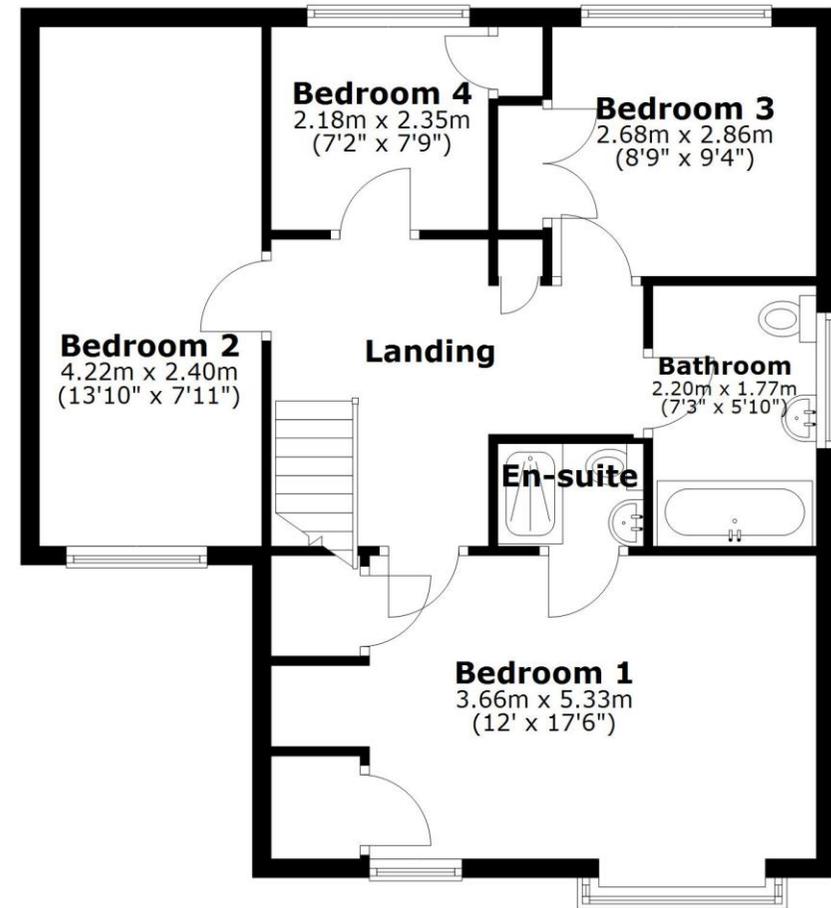
Ground Floor

Approx. 83.3 sq. metres (897.0 sq. feet)



First Floor

Approx. 62.5 sq. metres (672.7 sq. feet)



Total area: approx. 145.8 sq. metres (1569.7 sq. feet)

