



4 HUNTER GROVE RET福德, DN22 8PU

£145,000
LEASEHOLD

Set within a thoughtfully converted former public house, this spacious ground floor apartment offers stylish, modern living finished to an excellent specification throughout. Combining generous room sizes with contemporary fixtures and fittings, the property also retains a beautiful original stained glass window, preserving a unique feature of the building's past. Benefitting from two allocated parking spaces with an electric vehicle charging point, and a communal garden. Ideally positioned for commuting via the A1 and Retford's direct rail links to London, this is a fantastic opportunity for first-time buyers, professionals, downsizers or investors seeking a high-quality home in a desirable village location. Torworth offers a peaceful village setting with a selection of countryside walks close by, while Daneshill Lakes, Idle Valley Nature Reserve and Torworth Lakes are all within easy reach, providing excellent opportunities to enjoy the surrounding countryside and local amenities.

**Kendra
Jacob**

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4 HUNTER GROVE

- Ground floor apartment • Beautifully converted former public house with an original stained glass feature • Contemporary shaker-style kitchen with integrated Bosch appliances • Two generous double bedrooms and a luxury bathroom with spa bath • Two allocated parking spaces, including a private electric vehicle charging point • Communal garden • High-speed fibre broadband available • Call Danielle Shepherd - JBS Estates on 01302 204800 to view!



Communal Entrance

A secure communal entrance with intercom access welcomes you into the development, with access to both the front and rear where the communal gardens and allocated parking can be found.

Entrance Hall

A spacious and welcoming hallway featuring stylish herringbone LVT flooring, useful built-in storage cupboards and an intercom entry system, providing access to all accommodation.

Kitchen

Beautifully appointed with a range of contemporary shaker-style units and generous worktop space, the kitchen is fitted with integrated Bosch appliances including an oven, hob, extractor, dishwasher and fridge freezer. Finished with spot lighting, a composite sink, plumbing for a washing machine and a useful under-stairs storage cupboard, it perfectly balances style and practicality.

Lounge / Dining Room

A light-filled reception room centred around a striking bay window, offering plenty of space for both comfortable seating and dining. An original stained glass feature from the building's days as a public house adds a unique focal point and a touch of character.

Bedroom One

A spacious double bedroom overlooking the rear of the development, complete with quality carpeting and ample space for freestanding furniture.

Bedroom Two

A further well-proportioned double bedroom, ideal for guests, a home office or additional family accommodation.

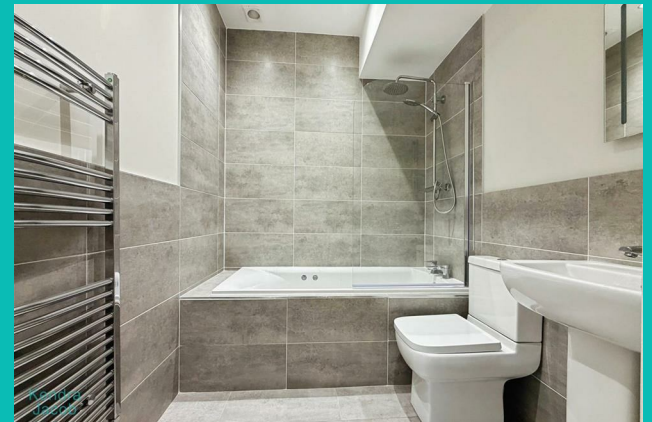
Bathroom

Stylishly finished with a spa bath incorporating a rainfall shower over, contemporary wash basin, WC and chrome heated towel rail, complemented by modern wall and floor tiling.

External

Residents can enjoy access to communal gardens, while the property benefits from two allocated parking spaces, including a private electric vehicle charging point.

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ADDITIONAL INFORMATION

Local Authority –

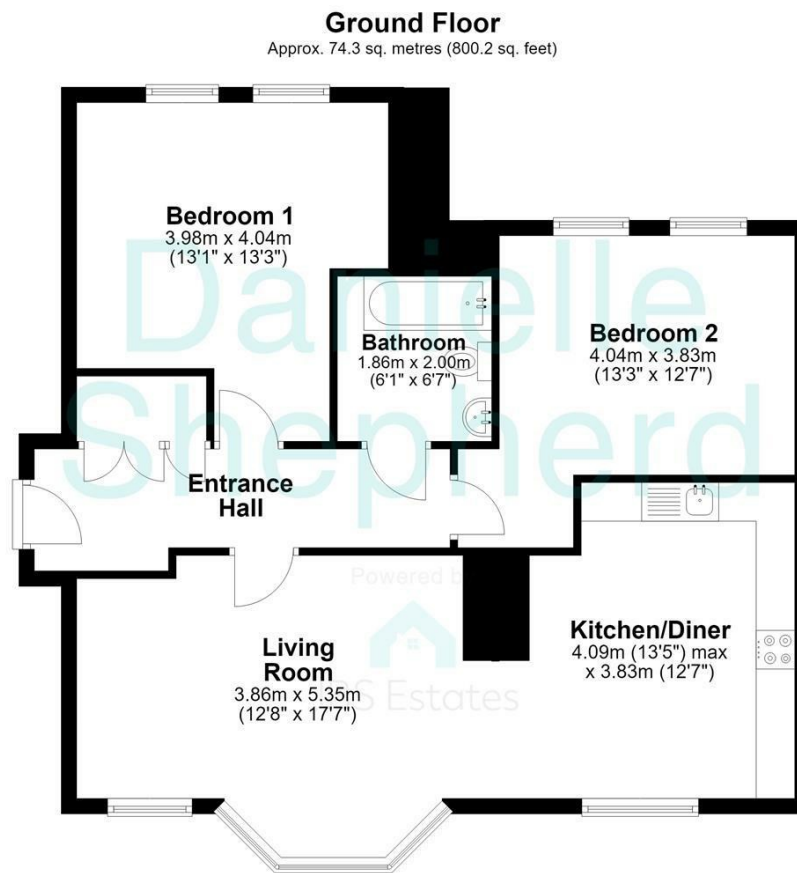
Council Tax – Band A

Viewings – By Appointment Only

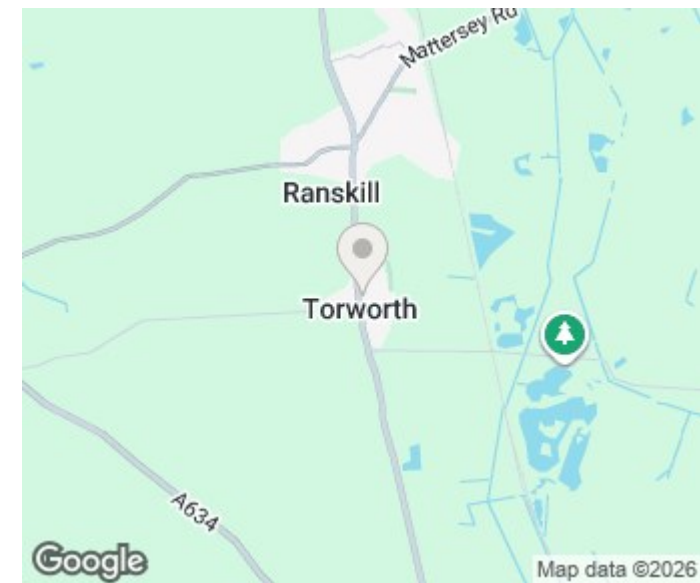
Floor Area – sq ft

Tenure – Leasehold





Total area: approx. 74.3 sq. metres (800.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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