



1 Tiln Court, Retford

Guide Price £300,000

 **NEWTON FALLOWELL**

1 Tiln Court

Retford

Three bedroom detached bungalow in Retford. Features a lounge and dining room, kitchen, bathroom and private garden with garage. Gas central heating, and occupies a corner plot.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- THREE BEDROOM DETACHED BUNGALOW
- SHORT WALK TO TOWN CENTRE
- LOCATED ON A CORNER PLOT
- QUIET RESIDENTIAL AREA
- OPEN PLAN LIVING DINING AREA
- OFF ROAD PARKING
- DETACHED GARAGE
- WELL MAINTAINED WRAPAROUND GARDEN AND PATIO AREA
- EPC RATING 'C'





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Entrance Porch

The property is entered via a uPVC door with double glazed obscured glass and a matching side light.

Entrance Hallway

The entrance hallway features a useful airing cupboard housing a new Worcester combi boiler, an additional storage cupboard and a single panel radiator. A wooden internal door with glazed panels and matching side light leads through to the main accommodation.

Lounge / diner

23' 2" x 16' 1" (7.06m x 4.91m)

A bright and spacious lounge/diner with double glazed windows to multiple aspects, allowing plenty of natural light. The room benefits from two double panel radiators, a TV point, a fireplace with mantel and surround, and a serving hatch through to the kitchen.

Kitchen

10' 11" x 10' 1" (3.33m x 3.08m)

The kitchen is fitted with floor and wall mounted cupboards and benefits from a double glazed window to the rear aspect and a uPVC door with double glazed obscured glass providing access to the garden. Features include a sink with drainer and mixer tap, an integrated washing machine, space for a freestanding fridge freezer and a single panel radiator.

Bedroom 1

12' 3" x 10' 11" (3.74m x 3.33m)

A well-proportioned double bedroom featuring fitted wardrobes, a TV point, a double panel radiator and double glazed doors opening to the rear aspect.

Bedroom 2

11' 11" x 9' 3" (3.62m x 2.83m)

Bedroom two benefits from a double glazed window to the front aspect, fitted wardrobes, a single panel radiator and carpeted flooring throughout.

Bedroom 3

8' 11" x 8' 5" (2.73m x 2.57m)

Bedroom three features a double glazed window to the front aspect, a single panel radiator and carpeted flooring.



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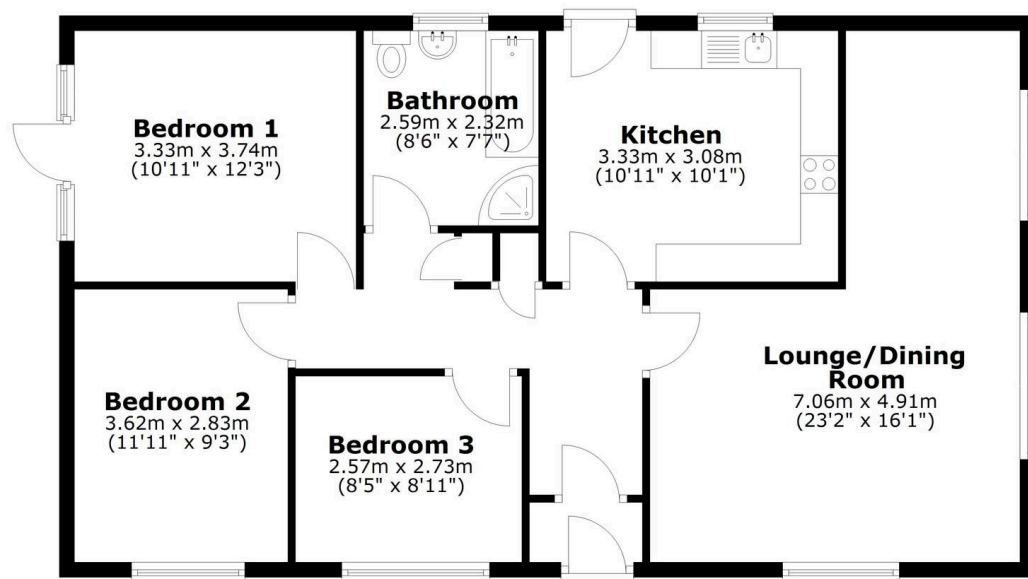
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Ground Floor

Approx. 85.4 sq. metres (919.7 sq. feet)



Total area: approx. 85.4 sq. metres (919.7 sq. feet)



Newton Fallowell Retford

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