



73 Thrumpton Lane, Retford, DN22  
6HQ



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# £210,000

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## KEY FEATURES

- NO UPWARD CHAIN
- CLOSE TO TOWN CENTRE
- THREE BEDROOMS
- FAMILY BATHROOM AND SEPARATE ENSUITE
- SPACIOUS LOUNGE
- KITCHEN DINER AND SEPARATE UTILITY ROOM
- EPC RATING 'TBC'
- FREEHOLD





This well-proportioned semi-detached house offers an excellent opportunity for those seeking a comfortable and functional family residence. Comprising three bedrooms, this property is arranged over two floors and provides ample space for daily living and entertaining. The spacious lounge creates a welcoming environment, while the kitchen diner presents a practical area for family meals and gatherings. The accommodation also includes a family bathroom and an additional shower or cloakroom, catering to modern lifestyles. Gas central heating is installed, contributing to comfort and efficiency throughout the home.

Externally, the property features an attractive private garden, ideal for relaxation or outdoor activities. The inclusion of two parking spaces and garage provides secure parking and additional storage options, enhancing convenience for residents. The freehold tenure presents peace of mind and long-term security.

With no upward chain, the property is offered to the market ready for a smooth and straightforward purchase process. The EPC rating for this property is 'TBC'.

#### Local area

Located in Retford, Nottinghamshire, this property benefits from proximity to the town centre, placing a range of amenities, shops, and services within easy reach. Retford is well regarded for its transport links, local schools, and a range of leisure facilities. The combination of a central position and a peaceful residential setting ensures this home

is well situated for both convenience and tranquillity.

#### Entrance Lobby

A composite obscure double glazed entrance door opens into the lobby, featuring timber-effect vinyl flooring, a double panel radiator and a wall-mounted cupboard housing the electric consumer unit. A further door leads into the sitting room.

#### Sitting Room 4.59m x 4.36m (15'1" x 14'4")

A well-proportioned front-facing reception room with UPVC double glazed window, double panel radiator and useful under-stairs storage cupboard. The room also benefits from television, telephone, satellite and BT points. A door leads through to the inner hall.

#### Inner Hall

With staircase rising to the first floor, wall-mounted central heating thermostat, double panel radiator and ceiling downlights. Doors lead to the cloakroom and kitchen.

#### Downstairs WC

Fitted with a low-level dual flush WC and pedestal wash hand basin. Finished with tile-effect vinyl flooring, double panel radiator, ceiling extractor fan and downlight.

#### Dining Kitchen 4.02m x 2.87m (13'2" x 9'5")

A bright and contemporary space fitted with a range of gloss wall and base units with timber-effect roll-top work surfaces and tiled splashbacks. Integrated appliances include a Zanussi electric oven, Zanussi four-ring gas hob with Neff stainless steel extractor hood, integrated Neff fridge and integrated Neff dishwasher, along with a 1½ bowl sink and drainer. Two UPVC double glazed windows overlook the rear garden. Additional features include downlighting, tile-effect vinyl flooring, double panel radiator and smoke detector. A door leads into the utility room.

#### Utility Room

Matching base and wall units with complementary work surface, space and plumbing for a washing machine, integrated freezer and continuation of the vinyl flooring.



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The Baxi wall-mounted gas-fired combination boiler is located here. A composite obscure double glazed door provides access to the rear garden.

### Landing

Providing access to all bedrooms and the family bathroom, with loft hatch, downlighting and smoke detector.

### Bedroom One 2.97m x 2.54m (9'8" x 8'4")

A rear-facing double bedroom with UPVC double glazed window, double panel radiator and telephone point. A dressing area offers a fitted wardrobe with hanging rail and shelving, leading through to the en-suite.

### En-Suite Shower Room 2.26m x 1.5m (7'5" x 4'11")

Fitted with a fully tiled walk-in shower enclosure with mains-fed shower, pedestal wash hand basin and low-level dual flush WC. UPVC double glazed window to the front aspect and double panel radiator.

### Bedroom Two 4.41m x 2.5m (14'6" x 8'2")

A generous second bedroom with UPVC double glazed window to the front aspect, television and telephone points, and double panel radiator.

### Bedroom Three 3.34m x 1.97m (11'0" x 6'6")

A well-sized third bedroom with UPVC double glazed window to the rear aspect and double panel radiator.

### Family Bathroom

Comprising a panel bath with side-fill mixer tap and handheld shower attachment, pedestal wash hand basin and low-level dual flush WC. Obscure UPVC double glazed window to the rear, tiled splashbacks, tile-effect vinyl flooring, downlighting and extractor fan.

### Outside 1.93m x 1.67m (6'4" x 5'6")

The property is approached from Thrumpton Lane via a wrought iron gate leading to a pathway and front entrance. The front garden is gravelled and enclosed by decorative wrought iron railings.

To the rear, there is a fully enclosed garden predominantly laid with lawn with a patio seating area immediately behind the property and a slate-chipped section to one corner. A timber gate provides access to



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the off-road parking area and garage, which is accessed from De Brouwer Close. An external water supply is also fitted.

### Garage 4.89m x 2.99m (16'0" x 9'10")

With power and lighting, storage within the roof trusses and a Gliderol roller shutter door.

### Disclaimer

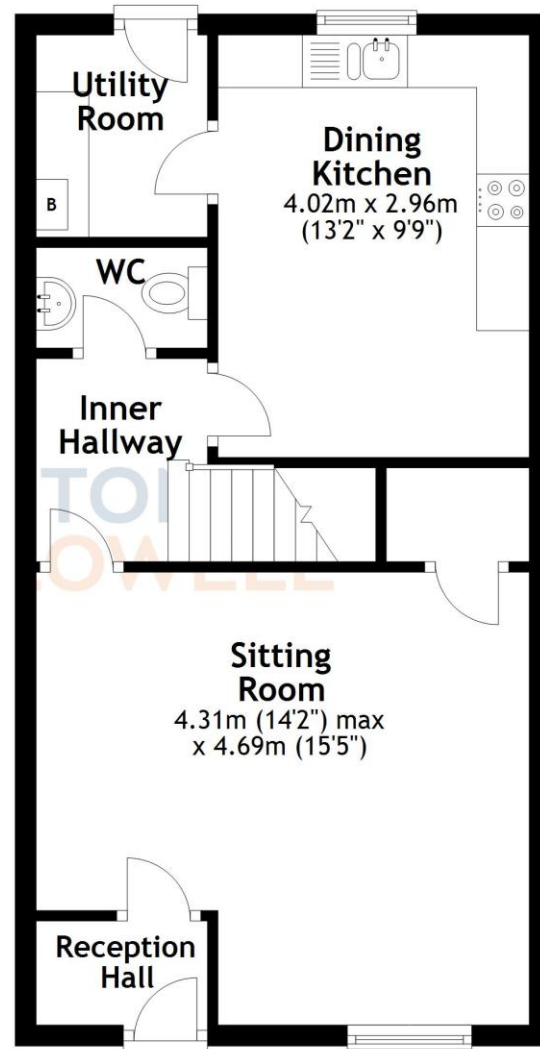
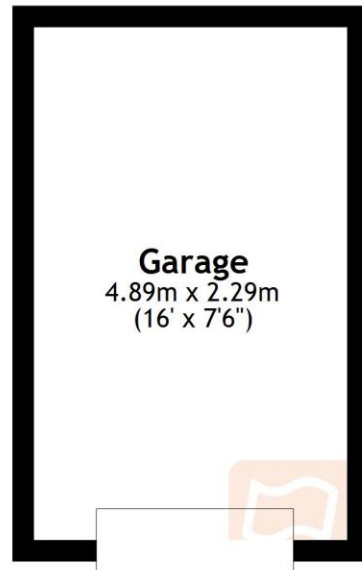
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### Services

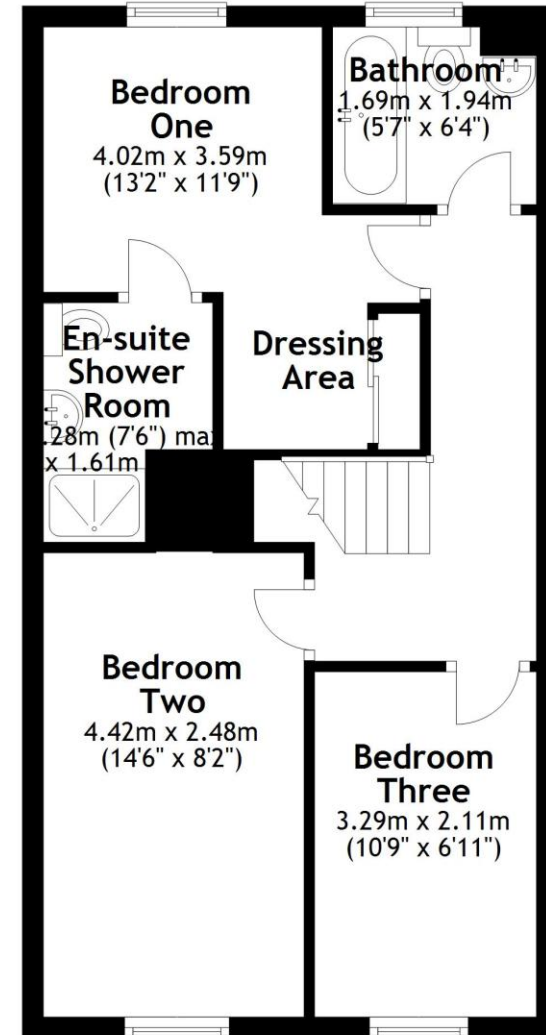
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### Ground Floor



### First Floor



Total area: approx. 99.6 sq. metres (1072.3 sq. feet)

