



25 Oaklands Lane, Retford, DN22
7EF



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£220,000



KEY FEATURES

- NO UPWARD CHAIN
- QUIET CUL-DE-SAC LOCATION
- TWO BEDROOMS
- LIVING ROOM
- KITCHEN DINER
- CONSERVATORY
- EPC RATING E
- FREEHOLD





This well-presented two-bedroom bungalow is situated in a quiet cul-de-sac location in Retford, Nottinghamshire, providing a peaceful residential setting. The property is offered with no upward chain and is ideal for those seeking single-storey living in an established neighbourhood. The bungalow is freehold, affording long-term security for prospective owners.

Upon entry, the spacious living room creates a welcoming atmosphere, suited for both relaxation and entertaining. A separate kitchen diner provides a practical space for daily meal preparation and dining, well positioned adjacent to the living area for convenience. The addition of a conservatory enhances the living accommodation, offering versatile space with a pleasant connection to the outdoors.

Both bedrooms are well-proportioned and designed with comfort in mind. The family bathroom is accessible from the central hallway, supporting functional living arrangements. Gas central heating is installed throughout, offering efficient warmth and comfort all year round. The property features a private enclosed garden, providing a secure and tranquil area for outdoor enjoyment, gardening or additional seating. For vehicle storage, there is a garage with accompanying driveway.

This residence represents an attractive opportunity for a wide range of buyers, benefiting from a combination of practical features and a sought-after location. An EPC rating of 'E' is associated with the property. The tenure is freehold.
Local area

Retford is a historic market town located in the county of Nottinghamshire. It offers a range of everyday amenities, including shops, leisure facilities, and reputable schools, all within convenient reach. The area is known for its commuter links and access to major road networks, as well as its regular public transport connections. Residents benefit from nearby parks and green spaces, enhancing the appeal of the local community. The town provides an attractive blend of traditional character and practical convenience, making it a desirable place to call home.

Entrance Hallway

Accessed via a UPVC front door with double glazed obscure glass, the hallway provides access to all principal living areas. Features include a panel radiator, loft access, a useful storage cupboard, and carpeted flooring throughout.

Living Room 4.52m x 3.25m (14'10" x 10'8")

A bright and comfortable space featuring a curved double glazed bay window to the front aspect, allowing plenty of natural light. The room also benefits from a feature fireplace with surround, TV point, panel radiator, and carpeted flooring.

Kitchen Area 4.98m x 2.09m (16'4" x 6'11")

Fitted with a range of wall and base units, incorporating a one-and-a-quarter bowl sink with mixer tap and drainer. Includes an integrated oven, four-ring electric hob with extractor hood, and space and plumbing for a freestanding washing machine. Double glazed windows to the side and rear aspects, along with a UPVC door with obscure glass leading outside. Additional panel radiator.

Dining Area 3.83m x 2.31m (12'7" x 7'7")

Carpeted throughout with two panel radiators and a TV point. There are sliding glazed door leading to the conservatory.

Conservatory 2.76m x 2.61m (9'1" x 8'7")

A pleasant additional living space, double glazed to three aspects with tiled flooring and a low-level brick base. Double glazed door opening onto the rear garden.

Bedroom One 4.79m x 2.54m (15'8" x 8'4")

A generous double bedroom featuring a double glazed window, panel radiator, fitted wardrobes, and carpeted flooring.

Bedroom Two 3.31m x 2.54m (10'11" x 8'4")

With a double glazed window to the front aspect, panel radiator, and carpeted flooring.

Rear Garden

A private and enclosed rear garden, mainly laid to lawn with a patio area ideal for outdoor seating. Additional features include a small pond, a shed, and a pathway providing access along the side of the property.

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.

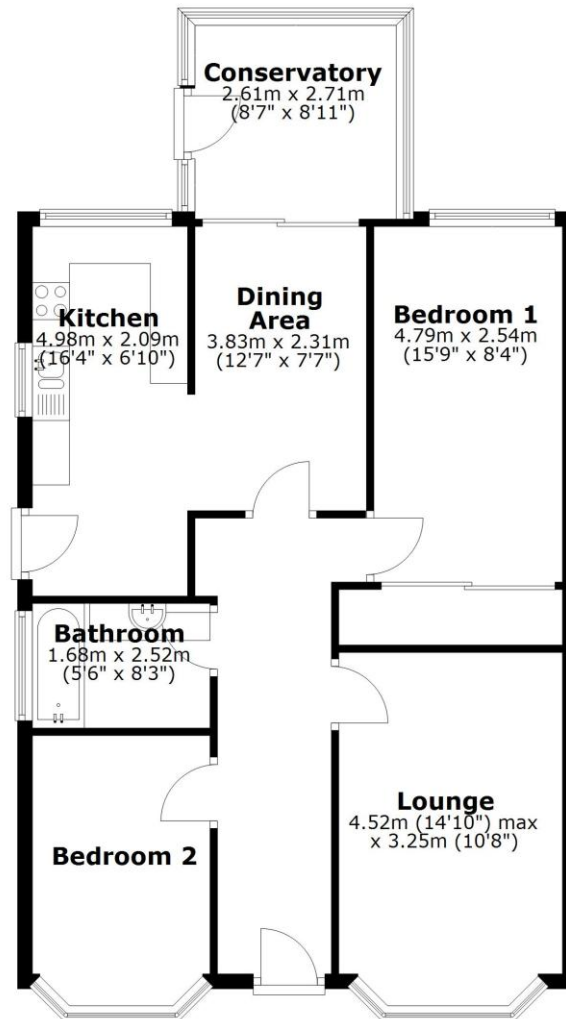
Services

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.

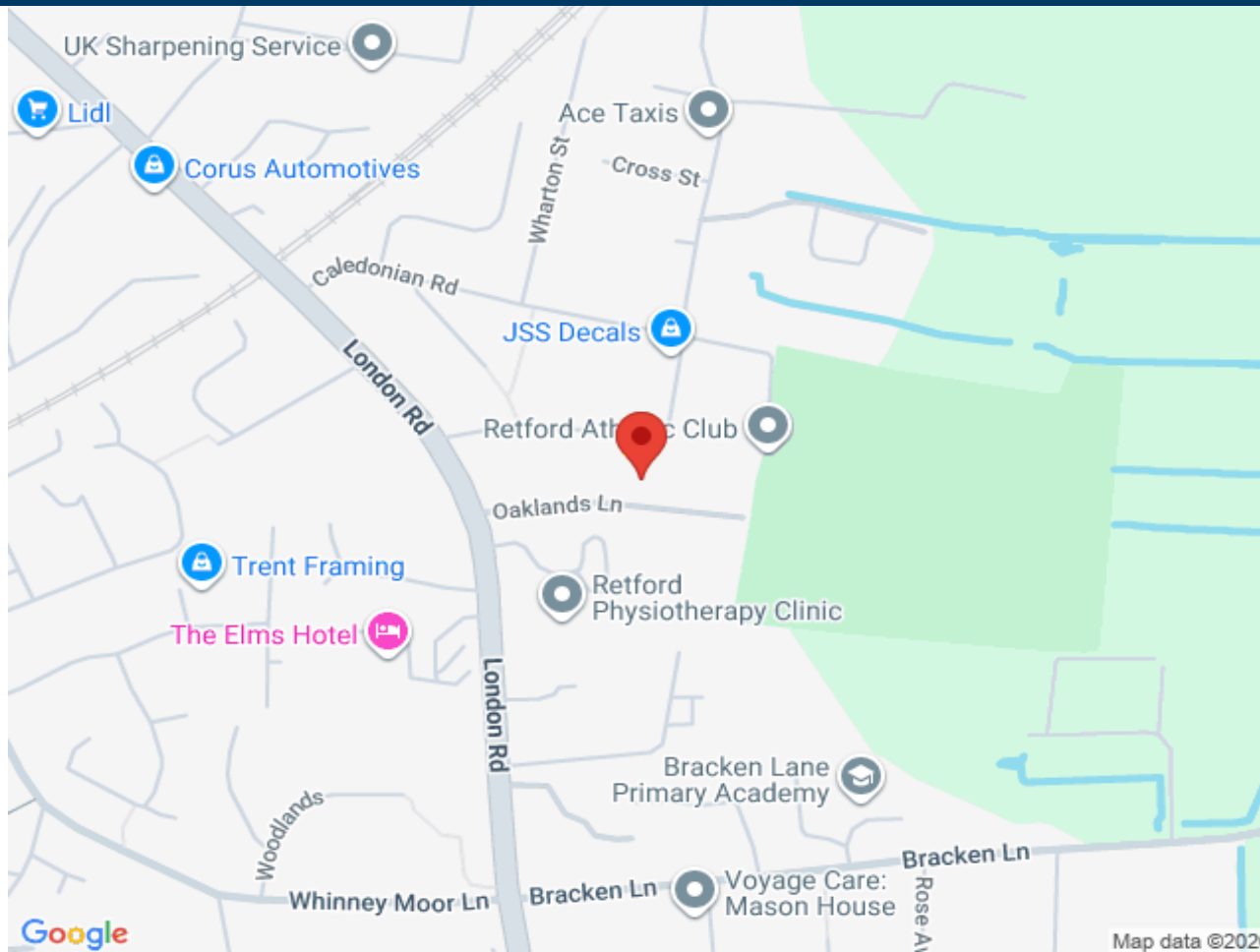


Ground Floor

Approx. 82.5 sq. metres (887.8 sq. feet)



Total area: approx. 82.5 sq. metres (887.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	39 E	
21-38	F		
1-20	G		

