



Lords Court, Retford DN22 7WL

welcome to

Lords Court, Retford

This is well appointed and spacious four double bedroom modern detached family home with attractive gardens to the front and rear, double driveway and a garage. Ideally located to access many amenities including schools, shops and a post office.



Entrance Hall

Stairs to the first floor, central heating radiator and double glazed door.

Lounge

Double glazed bay window to the front elevation, two central heating radiators and electric fire with marble back and hearth.

Cloakroom

Fitted with wc, wash hand basin, central heating radiator and double glazed window to the side.

Dining Kitchen

Fitted with a comprehensive range of ivory wall and base units with worksurfaces to complement and a one and a half sink and drainer. Integrated gas hob with an extractor above, integrated electric oven and an integrated dishwasher. Double glazed window and french doors to the rear, central heating radiator and complementary flooring.

Utility

Fitted with further wall and base units with complementary worksurfaces and a sink and drainer. Plumbing and space for a washing machine, space for a dryer, good quality flooring and a double glazed door to the rear.

Landing

Stairs leading to the landing with storage and airing cupboard.

Bedroom One

Fitted wardrobes and over the bed storage, central heating radiator and double glazed window to the front.

En Suite

Fitted with wc, wash hand basin with vanity unit and shower cubicle. Complementary flooring and heated towel rail.

Bedroom Two

Central heating radiator and double glazed window to the rear.

Bedroom Three

Central heating radiator and double glazed window to the front.

Bedroom Four

Central heating radiator and double glazed window to the rear.

Bathroom

Fitted with wc, wash hand basin and bath with shower above. Heated towel rail and double glazed window.

Exterior

Lawned area to the front of the property. To the rear is a lawned garden with paved patio area and outside power socket.

Summer House

With power

**Two Sheds
Parking**

Tarmac driveway to the front.

Garage

Single garage with up and over door.

Agents Note

16 owned solar panels and battery.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Lords Court, Retford

- Four double bedroom detached family home
- Positioned on a small cul-de-sac in a well served area to the fringes of Retford town
- Generously appointed dining kitchen and lounge, utility and ground floor cloakroom
- Master bedroom with en suite
- Attractive front and rear gardens, double driveway and garage

Tenure: Freehold EPC Rating: B

Council Tax Band: D

Awaiting Photograph

£295,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
RFD110855 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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