



14 Kingsmead, Retford, DN22 7FD



3



1



1

£190,000



## KEY FEATURES

- NO UPWARD CHAIN
- LOCATED NEAR LOCAL AMENITIES AND SCHOOLS
- THREE BEDROOMS
- LARGE LOUNGE AND DINING AREA
- EXTENDED KITCHEN
- PRIVATE AND ENCLOSED GARDEN
- EPC RATING 'TBC'
- FREEHOLD





This semi-detached house offers an excellent opportunity for buyers looking to create a home tailored to their own taste and style. Requiring a programme of modernisation throughout, the property provides spacious and versatile accommodation in a popular residential setting, making it ideal for families, first-time buyers, or investors alike.

The home features three well-proportioned bedrooms, offering flexible living arrangements for growing families, guests, or home working. A generous lounge and dining area creates a welcoming central living space with plenty of room for both relaxing and entertaining. The extended kitchen provides additional workspace and storage potential, presenting an excellent opportunity for improvement and redesign. Outside, the property benefits from a private and enclosed rear garden, ideal for outdoor seating, family use, or further landscaping. A driveway to the front offers convenient off-road parking for multiple vehicles.

Offered to the market with no upward chain, the property presents a straightforward purchase opportunity. Positioned within a sought-after cul-de-sac in Retford, the home enjoys a peaceful residential setting while remaining close to local amenities, schools, and transport connections. The property is freehold and benefits from gas central heating throughout. EPC rating: 'TBC'.

#### Local Area

Retford is a well-served Nottinghamshire market town offering a range of everyday amenities, independent shops, supermarkets, cafes, and leisure facilities. The area is popular with families and commuters alike thanks to its well-regarded schools, green open spaces, and excellent road and rail

connections, providing easy access to surrounding towns and cities.

#### Porch

UPVC entrance door with double-glazed obscure glass insert and matching side panel. Panel radiator and stairs leading to the first-floor accommodation.

#### Kitchen/Diner 4.96m x 2.93m (16'4" x 9'7")

Double-glazed window to the rear aspect. Fitted with a range of wall and base units with rolled edge work surfaces incorporating a sink with mixer tap. Space for a freestanding cooker, fridge freezer, washing machine, and tumble dryer. Vinyl flooring throughout.

#### Lounge 7.29m x 2.79m (23'11" x 9'2")

Spacious dual-aspect lounge featuring a curved bay window to the front aspect and double-glazed sliding doors leading to the rear garden. Carpeted throughout with two panel radiators, TV point, and gas fire with decorative surround.

#### First Floor Landing

Double-glazed window to the side aspect, airing cupboard, loft access, and carpeted flooring throughout.

#### Bedroom One 3.84m x 2.81m (12'7" x 9'2")

Double-glazed window to the front aspect, panel radiator, and carpeted throughout.

#### Bedroom Two 3.22m x 2.81m (10'7" x 9'2")

Double-glazed window to the rear aspect, panel radiator, TV point, and carpeted throughout.

#### Bedroom Three 2.86m x 2.48m (9'5" x 8'1")

Double-glazed window to the front aspect, panel radiator, TV point, and carpeted throughout with boxed area over the stairs.

#### Family Bathroom 1.67m x 2.46m (5'6" x 8'1")

Double-glazed obscure window to the side aspect. Fitted with a low flush WC, wash hand basin on pedestal, and panel bath with wall-mounted electric shower and showerhead.



NEWTON  
FALLOWELL

## Externally

Front of the Property

Driveway providing off-road parking for multiple vehicles and small lawned area.

Rear of the Property

The rear garden is private and enclosed, mainly laid to lawn with a patio seating area, brick-built outhouse, and rear access leading to the street behind.

## 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.



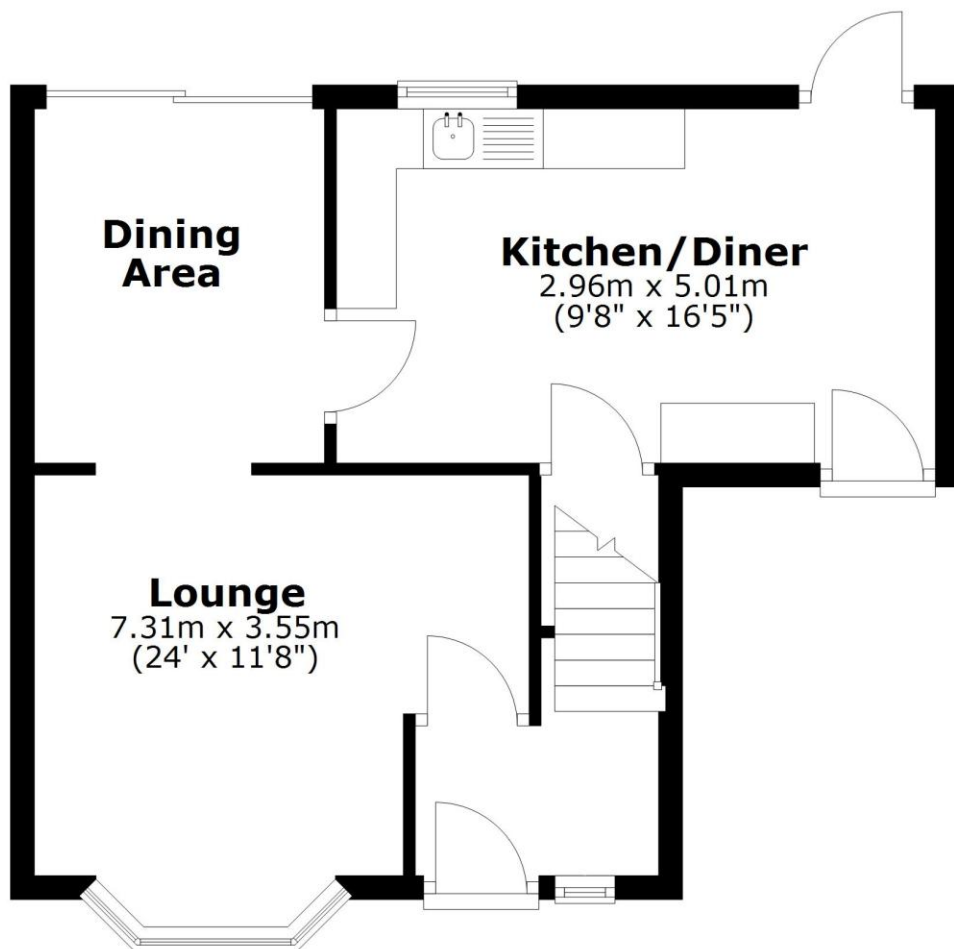
NEWTON  
FALLOWELL



NEWTON  
FALLOWELL

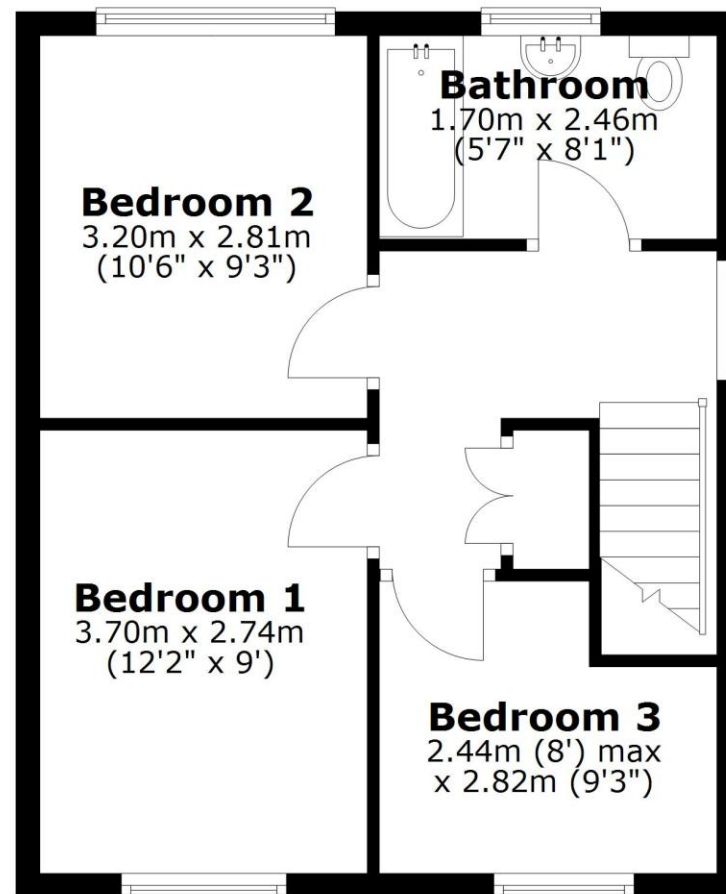
## Ground Floor

Approx. 36.9 sq. metres (397.6 sq. feet)



## First Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



Total area: approx. 76.2 sq. metres (819.8 sq. feet)

