MELLOR & BEER
Estate Agents

51 Bridge Street, Worksop, Notts. S80 1DA

38 Pennington Walk, Retford



• Highly Convenient Backwater Setting within Walking Distance of Retford Town Centre
• Substantial Through Lounge Dining Room with Deep Bay Window and Feature Fireplace
• Fitted Cream Kitchen with Walk In Pantry, Rear Entrance Lobby and Ground Floor WC
• Three Well Proportioned First Floor Bedrooms and Fitted Shower Room
• Gated Private Driveway Providing Extensive Off Road Parking
• Large Detached Garage with Powered Door, Power, Light and Rear Storage Area

Mellor & Beer are delighted to present this well appointed three bedroom residence, discreetly situated in a highly desirable backwater setting whilst remaining within a few minutes' stroll of Retford town centre and its extensive range of amenities. Offering a well balanced internal layout, the property opens via an entrance porch into a welcoming inner hallway, leading directly into an expansive through lounge and dining room defined by a deep front bay window, decorative ceiling roses and a central feature fireplace. To the rear, a fitted kitchen with cream cabinetry, walk-in pantry and adjoining rear lobby connects through to a practical ground-floor WC.
The first floor provides three bedrooms alongside a contemporary shower room suite. Outside, the property is accessed via private, powered double timber gates providing extensive vehicular parking and leading to a substantial detached garage with integrated power, lighting and adjoining storage, bordered by low-maintenance gardens featuring artificial lawn and paved patio spaces.

£ 195,000

Tel: 01909 479977 **Fax:** 01909 479966 **E-mail:** info@mellorandbeer.co.uk **Web:** www.mellorandbeer.co.uk

38 Pennington Walk, Retford DN22 6LR

Ground Floor

Entrance Porch

Upvc double glazed outer entrance door leading into the porch, with an internal door leading through to:

Inner Hall

With stairs rising to the first floor accommodation, coved ceiling and central heating radiator.

Through Lounge / Dining Room 7.88m x 3.85m (25'10" x 12'8")

Feature fireplace with hearth and surround, deep Upvc double glazed bay window to the front elevation, coving to ceiling, two decorative ceiling roses and two central heating radiators.





Kitchen 4.95m x 2.85m (16'3" x 9'4")

Maximum measurement extending from 1.82m. Fitted with a range of wall, base and drawer units finished in cream, contrasting work surfaces with an inset stainless steel sink unit and stainless steel mixer tap, tiled splashbacks, walk-in pantry cupboard with plumbing for an automatic washing machine, inset ceiling lighting, coving to ceiling, fitted alarm control bracket (not tested) and a fitted wall-mounted electric radiator with thermostatic controls.



Rear Entrance Lobby

Upvc double glazed rear exterior door leading to the garden and internal access to:

Ground Floor WC

Fitted with a low flush WC and housing the fitted Worcester gas central heating boiler (not tested).

First Floor

First Floor Landing

Access to roof space via loft hatch with fitted pull down loft ladder.

Bedroom 1 4.92m x 3.51m
(16'2" x 11'6")

Picture rail, freestanding wardrobe included within the sale and central heating radiator.



Bedroom 2 3.81m x 3.01m
(12'6" x 9'11")

Picture rail and central heating radiator.



Bedroom 3 2.91m x 2.67m
(9'7" x 8'9")

Central heating radiator.



Shower Room 2.20m x 1.88m
(7'3" x 6'2")

Fitted with a walk-in shower enclosure, glazed shower screen and fitted electric shower unit, wash hand basin set into a vanity unit with storage below, low flush WC, fitted mirror-fronted vanity storage cupboard, safety vanity mirror and built-in cylinder tank cupboard.



Outside

Front Garden

Pebbled low-maintenance front garden area, fitted timber storage shed and gated access leading to the private driveway.

Driveway and Garage

Private access via powered double timber gates leading onto an extensive private driveway providing ample off-road parking. Detached large garage with powered up-and-over access door, electric light and power laid on and a useful storage area to the rear.

Rear Garden

Enclosed rear garden featuring an artificial grass lawn and a paved patio area.



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

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