



Park Mews, Retford DN22 6UT

HUNTERS[®]
EXCLUSIVE



Park Mews, Retford DN22 6UT

Being sold with NO CHAIN complications this four bedroom family detached house is situated on a corner plot in a quiet cul de sac location not far from the town centre of Retford. With a separate double garage and workshop area viewing is highly recommended to appreciate the accommodation on offer.





DESCRIPTION

Briefly the property comprises an entrance porch leading into an entrance hall, lounge, dining room, kitchen diner, utility, study, garden room and downstairs cloakroom to the ground floor whilst the first floor has four bedrooms, two with en suite facilities and a family bathroom. Outside there are generous gardens to the front, side and rear and a separate double garage has off street parking for three vehicles to its frontage. The property also benefits from double glazing and gas central heating.

ENTRANCE PORCH

5'6" x 5'6"

A white uPVC door with ornate glass panels leads into the porch which has tiled flooring and a further uPVC door leads into the entrance hall.

ENTRANCE HALLWAY

12'8" x 11'7"

Providing access to the lounge, kitchen diner, dining room, downstairs cloakroom and stairs to first floor with cupboard under for coats. Ornate coving to ceiling.

LOUNGE

19'6" x 19'6"

Double wood doors with glass panels lead into the lounge which has a central fireplace housing a gas flame effect fire (currently out of use) with surround, TV point, ornate coving, bay and double window to front, two radiators, door into study.

STUDY

9'4" x 9'4"

A useful room with options to use as a playroom having a telephone point, ornate coving, two windows to front and radiator.

DINING ROOM

11'6" x 12'8"

TV point, ornate coving to ceiling, bay window to front, radiator and door into the garden room.

GARDEN ROOM

11'6" x 8'9"

Another versatile room with TV point, vinyl flooring, smoke alarm to ceiling, French doors to the rear garden, radiator and door into kitchen diner.



KITCHEN DINER

12'7" x 15'7"

Wall and base units in wood with complementary worktops, built in New World cooker and grill, four ring gas hob with extractor fan over, integrated dishwasher and fridge, one and a half ceramic sink with mixer tap and tiled splashback, TV point, wood panel flooring, spotlights to ceiling and two over the sink area, double window to rear, radiator and arched space into utility.

UTILITY

5'1" x 7'0"

Base unit with complementary worktop, space under for washing machine, space for fridge freezer, stainless steel sink and splashback, wall mounted boiler, loft hatch, wood panel flooring, white uPVC door with glass panel to rear garden and radiator.

DOWNSTAIRS CLOAKROOM

5'5" x 6'0"

Pedestal sink with mirror over, low level flush wc, vinyl flooring, towel rail, extractor fan, window to front and radiator.



FIRST FLOOR LANDING

21'5" x 9'9" longest

Providing access to the four bedrooms, family bathroom, loft with a built in cupboard housing the water tank and shelving, ornate coving to ceiling and radiator.

MASTER BEDROOM

19'5" x 17'1" longest

Built in wardrobes two windows to front, two radiators and door into en suite

EN SUITE BATHROOM

12'10" widest x 11'5" longest

L shaped and half tiled with matching suite comprising panel bath with Mira Sport overhead shower, pedestal sink with mirror over, low level flush wc, bidet, hand rails to wall, clothes hanger, spotlights to ceiling, extractor fan, chrome wall radiator, window and Velux to front.

BEDROOM TWO

12'7" x 12'5"

Double window to rear, radiator and door into en suite.

**EN SUITE**

5'10" x 6'0"

Half tiled with corner shower unit, pedestal sink, low level flush wc, towel rail, shelf, window to rear and radiator.

BEDROOM THREE

13'7" x 9'1"

Two windows to rear and radiator.

BEDROOM FOUR

11'6" x 11'6"

Double window to front and radiator.

FAMILY BATHROOM

11'8" into shower x 6'6"

Half tiled with matching suite comprising corner bath with shower attachment to taps, separate shower unit, pedestal sink, low level flush wc, shaving socket, towel rail, vinyl flooring, spotlights to ceiling, extractor fan, double window to rear and radiator.

EXTERNALLY

There is a lawned garden with paving to the front and side with mature



borders and trees whilst a gate leads to the rear garden which is also laid to lawn with block paving and patio area, mature borders, plum tree, fencing to two sides and hedging to the other. There is also a summer house. Unlike the other properties on the close there is a separate double garage with workshop area to side.

DOUBLE GARAGE

20'9" x 18'4"

Two electric doors with roof storage and a useful space into the side section which measures 7'9" x 19'1" and has roof storage and a personal door to side with glass panel.

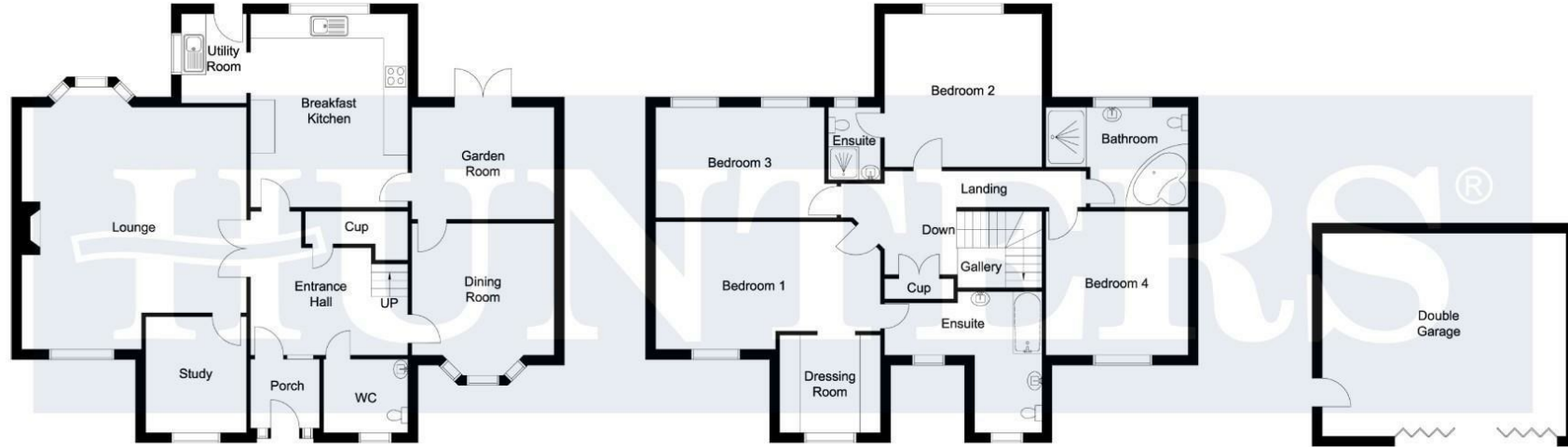
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a

Market Appraisal through our national network of Hunters estate agents.

Ground Floor
106 sq m/1140.97 sq ft
Approx.

First Floor
96 sq m/1033.33 sq ft
Approx.

Outbuilding
30 sq m/322.91 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry -
01302 710773 <https://www.hunters.com>

HUNTERS[®]
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE