

HUNTERS®

HERE TO GET *you* THERE



Monckton Road

Retford, Nottinghamshire, DN22 7XY

Guide Price £220,000



Council Tax: B



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DESCRIPTION

Briefly the property comprises entrance hall, lounge, kitchen diner and conservatory to the ground floor whilst the first floor has three bedrooms and bathroom. Outside is a garden to the rear and off street parking to the front for several vehicles. The property also benefits from gas central heating and double glazing.

Retford is a Georgian market town with a wealth of amenities including schools, shops, restaurants and sports facilities. It also lies on the East Coast mainline which facilitates travel to the capital and is only a short drive to the A1M and motorway access.

ACCOMMODATION

Accessed via a composite door with glass panel and leading into:

ENTRANCE HALL

5'11" x 11'8" to its maximum dimension (1.81m x 3.56m to its maximum dimension)

Providing access to Lounge and Kitchen diner, stairs rising to the first floor, coat cupboard, panel flooring, wall shelf, spotlights to ceiling, window to the side elevation and radiator.

LOUNGE

13'6" x 13'7" (4.12m x 4.16)

TV point to the wall, window to the front elevation and radiator.

OPEN PLAN KITCHEN DINER

19'10" x 10'1" (6.05m x 3.09m)

Comprising wall and base units with complementary worktops, built in Hotpoint oven and four ring induction hob with extractor fan over, spaces for washing machine, dishwasher and fridge freezer,

ceramic sink with mixer tap and tiled splashback, cupboard with shelves and window to the side elevation currently housing dryer, spotlights to ceiling, wood panel flooring, uPVC door to the side with glass panel and further sliding door leading into:

CONSERVATORY

8'0" x 7'10" (2.45m x 2.39m)

Wood panel flooring and double doors opening out to the rear garden.

LANDING

7'5" x 7'3" (2.27m x 2.21m)

Providing access to the three bedrooms and bathroom, loft access, spotlights to ceiling and window to the side elevation.

BEDROOM ONE

12'1" x 13'8" (3.69m x 4.18)

Spotlights to ceiling, TV point to wall, shelving, window to the front elevation and radiator.

BEDROOM TWO

12'1" x 10'0" (3.70m x 3.05m)

Built in cupboard, TV point to wall, window to the rear elevation and radiator.

BEDROOM THREE

7'5" x 7'10" (2.28m x 2.39m)

Window to the front elevation and radiator.

BATHROOM

7'4" x 5'5" (2.24m x 1.66m)

Tiled throughout with matching white suite comprising panel bath with electric shower over, wash hand basin and mixer tap in unit with cupboard under, low level flush wc, wall mirror, spotlights to ceiling and extractor fan, obscure window to the rear elevation and radiator.

EXTERNALLY

To the front is paving allowing off street parking for several vehicles, two downlighters and passageway to the side with built in store cupboard, two downlighters and side door to kitchen diner plus wooden gate leading to the rear garden.

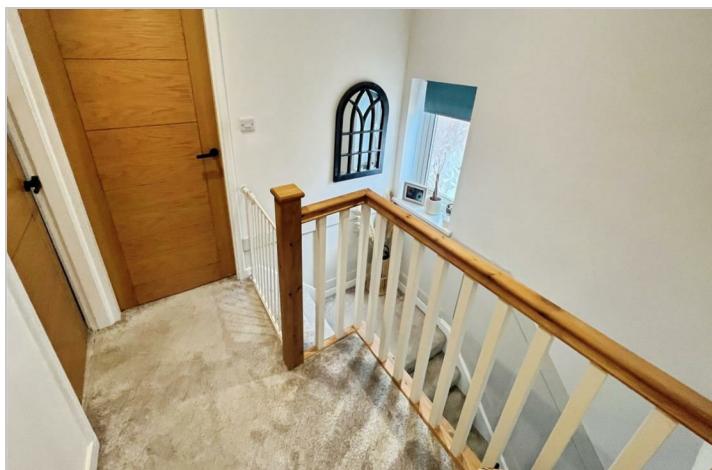
The south facing rear garden is laid to lawn and paving, outside tap, external power socket with timer, and fencing to three sides.

TENURE - Freehold

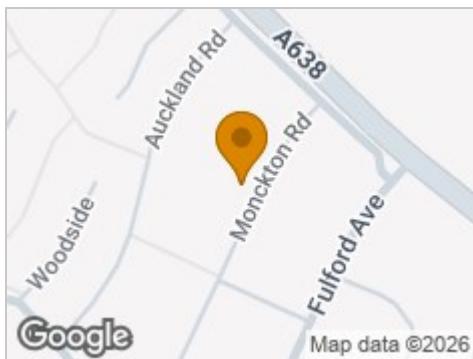
COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'B'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



Hybrid Map



Terrain Map



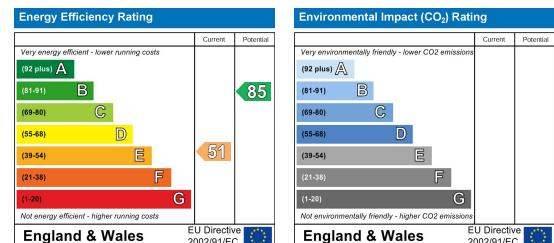
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.