



139 Ordsall Road, Retford, DN22
7SJ



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£200,000



KEY FEATURES

- NO UPWARD CHAIN
- LOCATED NEAR SCHOOLS AND LOCAL AMENITIES
- THREE BEDROOMS
- SPACIOUS LOUNGE AND DINING ROOM
- LARGE UTILITY
- BATHROOM
- EPC RATING 'TBC'
- FREEHOLD





NEWTON FALLOWELL



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This spacious and well-maintained semi-detached home offers comfortable family living in a convenient and well-connected part of Retford. With three double bedrooms, generous living accommodation, and excellent access to local amenities, the property is perfectly suited to growing families, first-time buyers, or those looking for extra space. The heart of the home is the light and airy lounge, creating a welcoming space to relax and unwind, while the separate dining room provides flexibility for family meals, entertaining guests, or even home working. The property has a warm and practical feel with the layout flowing well throughout, with ample space and potential to extend the kitchen and utility to suit modern needs.

Upstairs, the property benefits from three well-proportioned double bedrooms, each offering comfortable accommodation with plenty of natural light. A family bathroom serves the first floor and is designed to meet the needs of everyday living.

Outside, the home enjoys a private rear garden, ideal for relaxing, outdoor dining, or family use. To the front, the driveway provides parking for multiple vehicles, alongside the added convenience of an integrated garage for storage or additional parking.

One of the standout features of the property is its excellent location. Positioned close to a well-regarded

primary school and a range of local shops and everyday amenities, the home is ideal for buyers seeking both convenience and community. Retford town centre, transport links, and green spaces are also within easy reach.

Offered with freehold tenure and no upward chain, this is a fantastic opportunity to purchase a spacious home in a sought-after residential setting. EPC rating: 'TBC'.

Porch

Accessed via a UPVC door with double glazed obscure glass, double glazed windows, and useful storage cupboard.

Lounge 3.5m x 5.7m (11'6" x 18'8")

A comfortable living space featuring a staircase leading to the first floor accommodation, gas fireplace with surround, double glazed window to the front aspect, carpeted flooring throughout, and TV point.

Utility Room 2m x 3.32m (6'7" x 10'11")

Fitted with wall and floor-mounted cupboards, stainless steel sink with drainer and mixer tap, double glazed window, undercounter space and plumbing for a washing machine, and space for a freestanding tumble dryer.

Dining Room 3m x 3.2m (9'10" x 10'6")

Double glazed French doors and double glazed windows leading to the rear aspect, carpeted throughout, and access into the kitchen.

Kitchen 3m x 2.4m (9'10" x 7'11")

Floor and wall mounted cupboards, integrated double oven, four ring electric hob, sink with



drainer and mixer tap, double glazed window to the rear aspect.

First Floor Landing

With double glazed window to the side aspect, carpeted flooring throughout, loft access hatch, and storage cupboard.

Bedroom One 3.5m x 3.2m (11'6" x 10'6")

A spacious bedroom benefiting from fitted wardrobes, large double glazed window to the front aspect, carpeted flooring throughout, and TV point.

Bedroom Two 3.2m x 2.9m (10'6" x 9'6")

Featuring fitted wardrobes, double glazed window to the rear aspect, and carpeted flooring throughout.

Bedroom Three 2.6m x 2.5m (8'6" x 8'2")

With wood effect flooring throughout, small storage cupboard, fitted wardrobes, and double glazed window to the front aspect.

Bathroom 1.7m x 2.5m (5'7" x 8'2")

Fitted with a wash hand basin on pedestal with mixer tap, panel bath with mixer tap, wall-mounted electric shower unit with showerhead, and wall-mounted heated towel rail.

Externally

Front of the property
Driveway for multiple vehicles, integrated garage and a small lawned area.

Rear of the property:

A private and enclosed rear garden featuring hardstanding for a greenhouse, additional hardstanding for a shed, gravelled area, lawn space, small patio seating area, and side access via a pathway.



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.

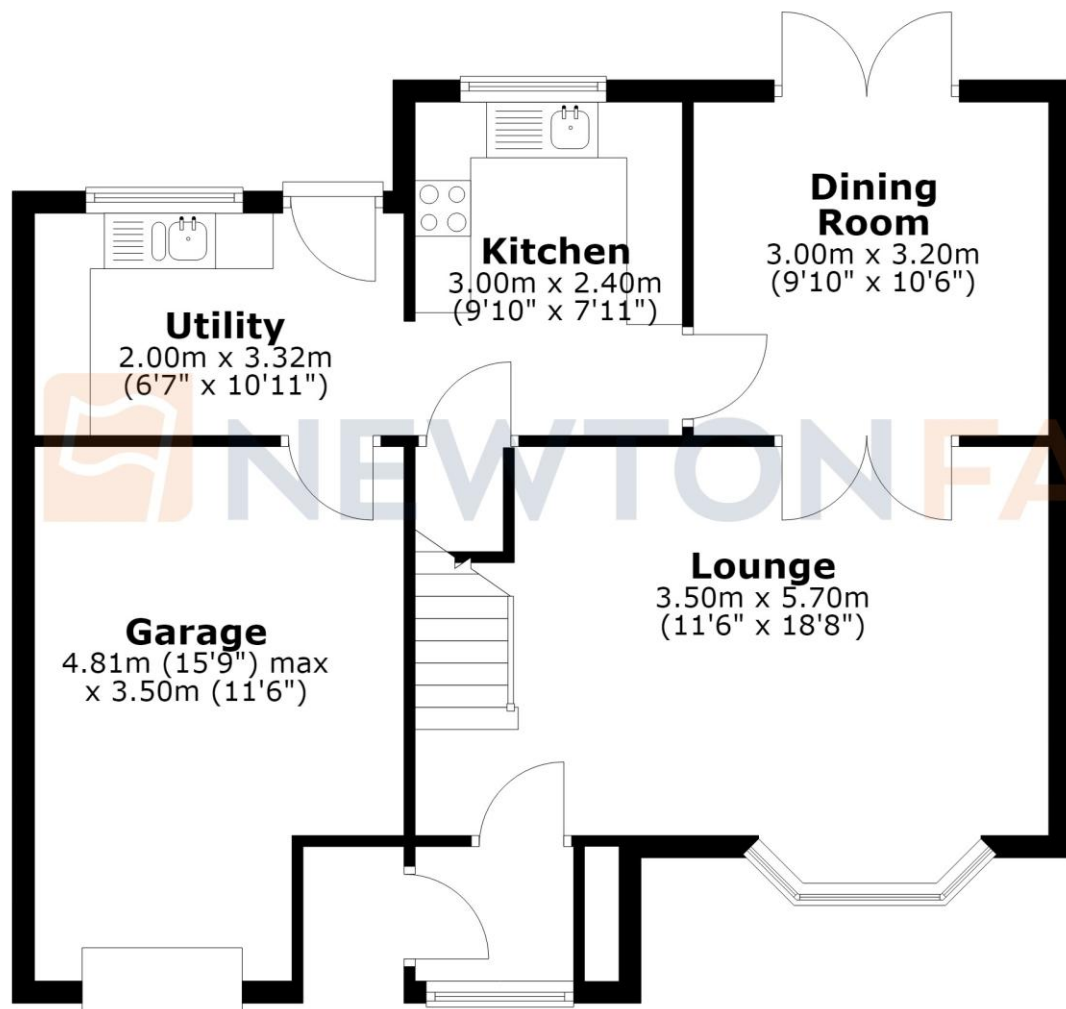
Services

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.



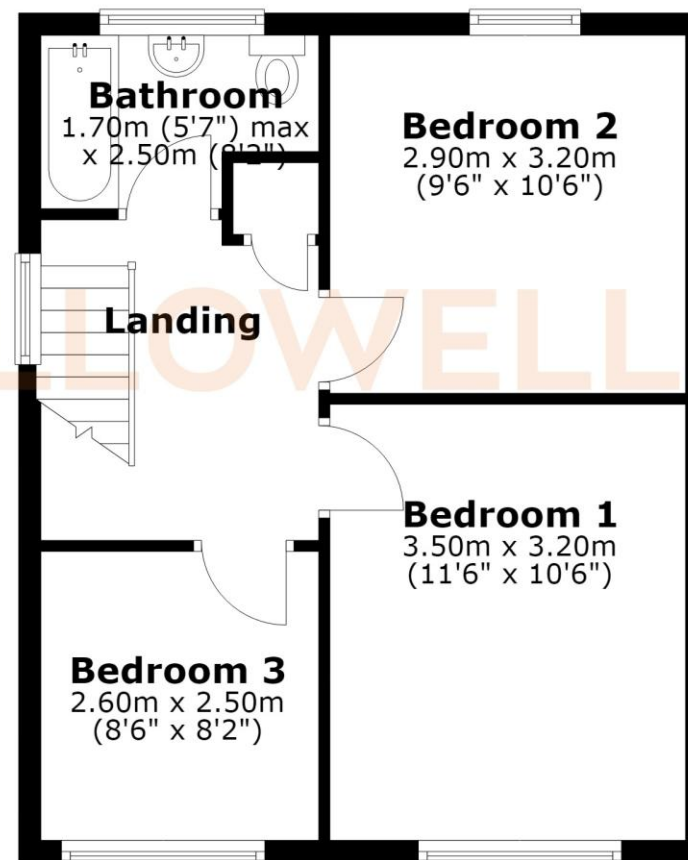
Ground Floor

Approx. 65.2 sq. metres (702.2 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



Total area: approx. 105.2 sq. metres (1131.9 sq. feet)

