



6 Monsella Grove, Retford, DN22
7XB



4



2



2

£365,000



KEY FEATURES

- QUIET DESIRABLE LOCATION
- GOOD TRANSPORT LINKS
- FOUR BEDROOMS
- DUAL ASPECT LOUNGE
- LARGE KITCHEN DINER
- BATHROOM AND ENSUITE
- EPC RATING B
- FREEHOLD





This detached house offers a well-proportioned and thoughtfully arranged four-bedroom layout, suited for a range of requirements. The property is presented with a freehold tenure and is complemented by a private and enclosed garden. A key highlight is the dual aspect lounge, providing a light-filled and welcoming reception space, ideal for both entertaining and day-to-day living. The large kitchen diner affords ample room for dining alongside a practical workspace, creating a central hub of the home. The property further benefits from gas central heating throughout.

Accommodation comprises four bedrooms, ensuring flexibility for families or those seeking additional study space. There are two bathrooms including a main bathroom and an ensuite, catering for practicalities and comfort. Secure parking is provided by a garage, in addition to a driveway suitable for multiple vehicles. Notably, the property has an EPC rating of 'B', reflecting its energy efficiency.

Local area

Situated in Retford, Nottinghamshire, this property occupies a quiet and desirable location. The area is well-regarded for its good transport links, ensuring easy access to surrounding amenities, employment centres, and recreational facilities. Residents benefit from a blend

of local services and a sense of community, making it a practical and appealing setting.

Entrance Hallway

UPVC entrance door with obscure double-glazed window. Panel radiator. Provides access to the ground floor living accommodation and staircase to the first floor.

Lounge 4.67m x 4.35m (15'4" x 14'4")

Dual-aspect room featuring a curved bay with double-glazed windows to the front and side. Carpeted throughout with TV point and panel radiator.

Kitchen/Diner 5.3m x 4.7m (17'5" x 15'5")

Spacious open-plan kitchen/diner with box bay incorporating double-glazed windows and French doors leading to the rear garden. Fitted with a range of gloss-finish wall and base units with wood-effect worktops. Integrated appliances include fridge freezer, oven with gas hob and extractor, and dishwasher. One-and-a-half bowl sink with drainer and mixer tap. Double-glazed window to the rear aspect and panel radiator.

Utility Room 2.97m x 1.41m (9'8" x 4'7")

Fitted units with worktop, space and plumbing for washing machine. Panel radiator and UPVC door with double-glazed insert providing access to the side. 2.97

Downstairs WC

Fitted with wash hand basin on pedestal and dual flush WC. Obscure double-glazed window to the side and panel radiator.





First Floor Landing

Carpeted with panel radiator. Provides access to all bedrooms and family bathroom. Includes storage cupboard housing water tank and access to loft.

Bedroom One 4.52m x 3.94m (14'10" x 12'11")

Double bedroom with two fitted wardrobes, carpeted flooring, panel radiator, and double-glazed window to the front aspect.

En-suite

Spacious suite featuring a large walk-in shower with wall-mounted controls and shower head. Wash hand basin on pedestal, dual flush WC, panel radiator, and obscure double-glazed window to the side.

Bedroom Two 3.04m x 3.07m (10'0" x 10'1")

Double-glazed window to the front aspect. Carpeted throughout with TV point and panel radiator.

Bedroom Three 3.08m x 3.68m (10'1" x 12'1")

Double-glazed window to the rear aspect. Carpeted with panel radiator.

Bedroom Four 3.88m x 3.14m (12'8" x 10'4")

Double-glazed window to the rear aspect. Carpeted with panel radiator.

Family Bathroom 2.66m x 2.04m (8'8" x 6'8")

Fitted with panel bath and mixer tap, separate walk-in shower cubicle with wall-mounted shower, wash hand basin on pedestal, and dual flush WC. Obscure double-glazed window to the rear and panel radiator.



Externally

Front of Property

Large driveway providing parking for multiple vehicles, with a lawn area wrapping around the front and side. Side access leads to the rear garden.

Rear Garden

Private and enclosed rear garden featuring an Indian sandstone paved patio area, lawn, and well-maintained bordered edges. Side access to the front of the property.

Garage

With power and lighting, and up-and-over door.

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

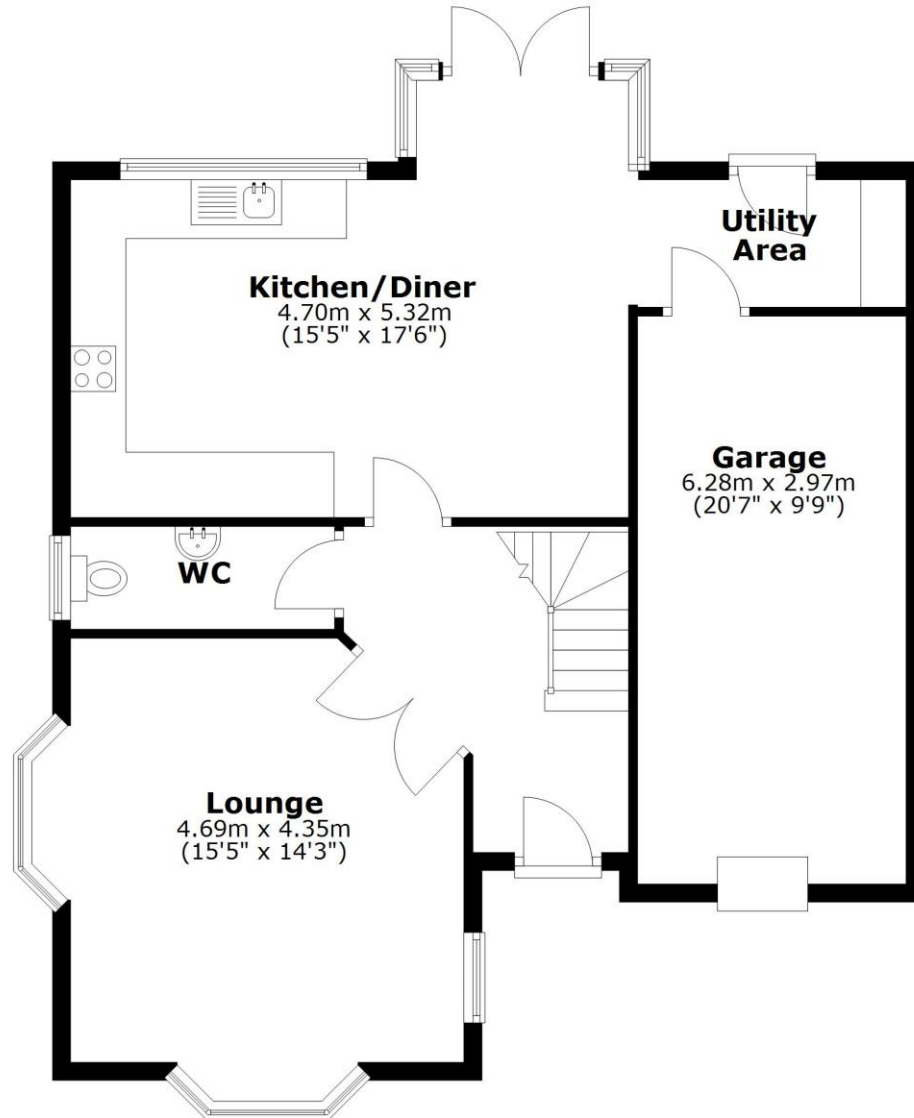
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





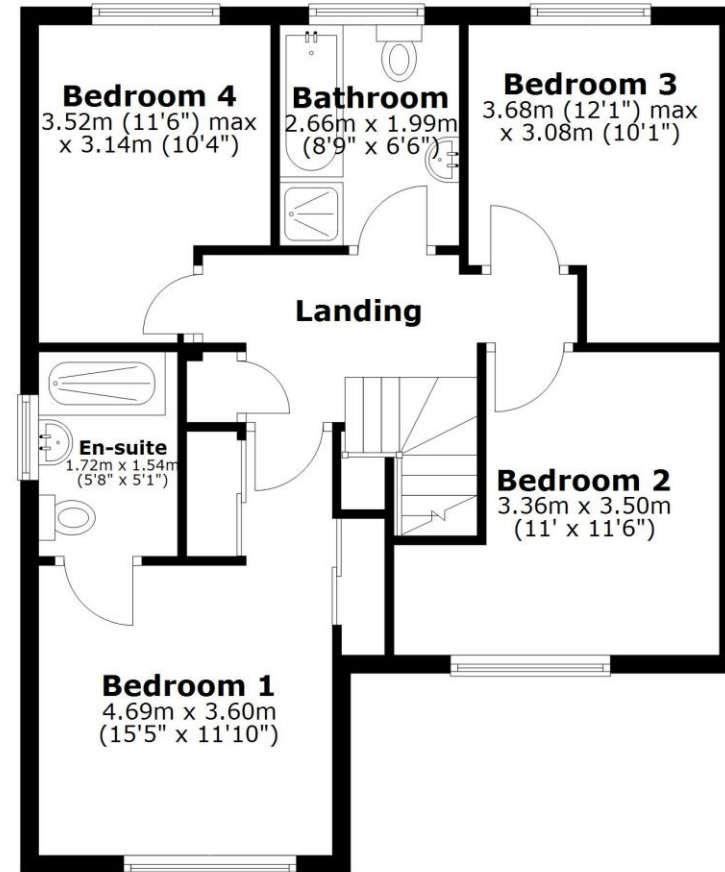
Ground Floor

Approx. 82.6 sq. metres (888.8 sq. feet)

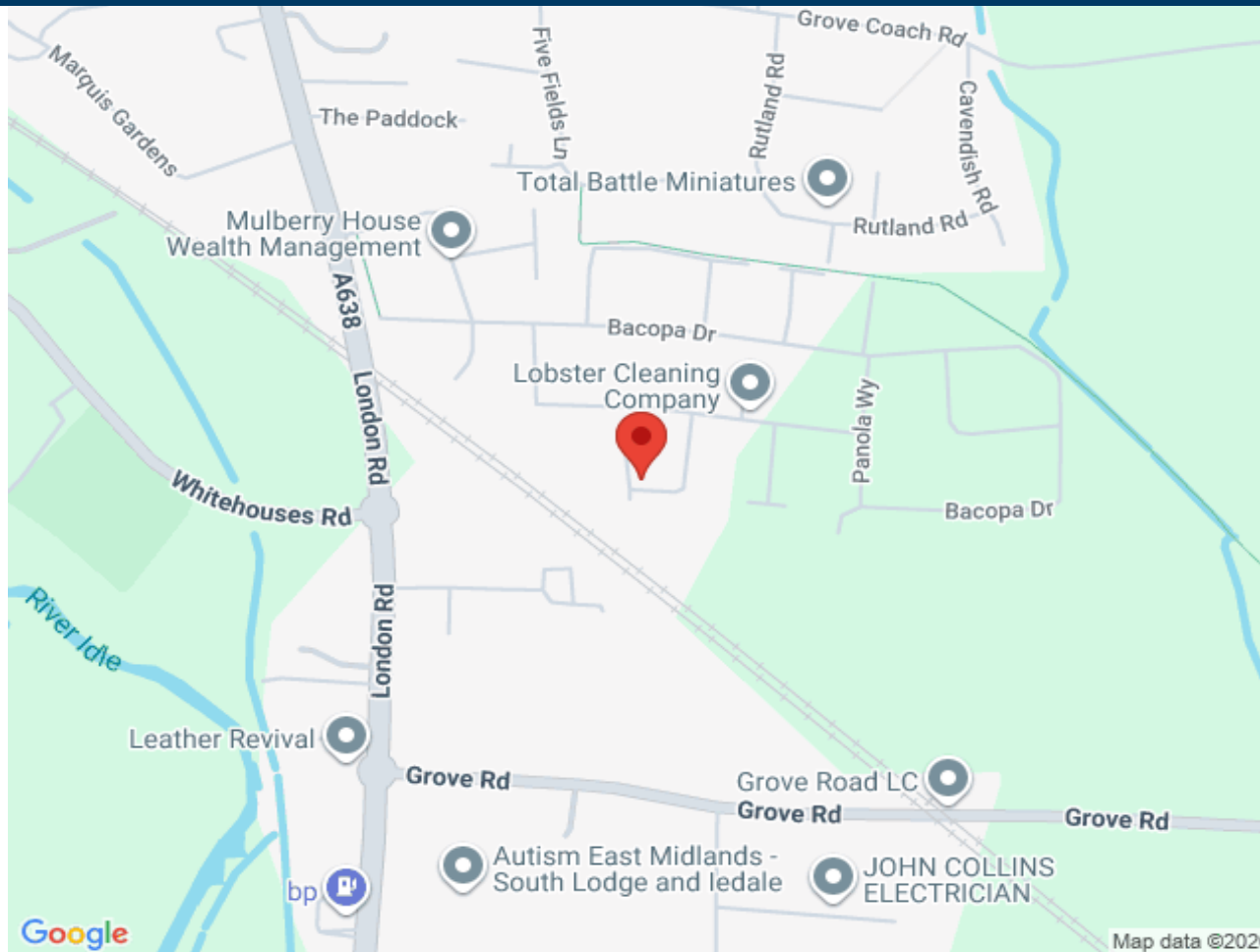


First Floor

Approx. 60.6 sq. metres (651.9 sq. feet)



Total area: approx. 143.1 sq. metres (1540.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

