



## Winston Grove

, Retford, DN22 6SQ

£325,000



Welcome to this charming detached bungalow located in the picturesque Winston Grove, Retford. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, two well-appointed bathrooms, ensuring convenience and comfort for you and your family. Situated on a generous plot, this bungalow offers parking space for two vehicles and the property is wheel chair accessible.

Don't miss out on the opportunity to make this charming bungalow your new home. Contact us today to arrange a viewing and experience the beauty of Winston Grove living for yourself.



Description

This two double bedroom detached bungalow is beautifully presented and wheel chair accessible throughout. Briefly comprising of a kitchen / diner, reception room, bathroom with shower and a wet room, conservatory and garage which could be converted to a third bedroom STP.

Kitchen / Diner 20'0" x 14'6" (6.10m x 4.43)

The property is entered through the side composite door leading into the large kitchen / diner consisting of high gloss cream wall and base units, electric hob and oven, dishwasher and laminate flooring throughout. French doors lead through into the conservatory.

Lounge 21'1" x 13'9" (6.45m x 4.20m)

The lounge is of generous size with dual aspect window to allow the natural light come flooding in, with a centre feature of an electric decorative fire with marble hearth and surround, coving to the ceiling, laminate flooring and central ceiling light., Access to the kitchen / diner, bedroom two and the main bathroom is off the lounge.

Master Bedroom 14'6" x 14'4" (4.44m x 4.38m)

The master room is a double bedroom rear facing and has a built in double sliding mirror wardrobe, laminate flooring and access into the wet room and access into the conservatory through the double wooden French doors.

Wet Room 8'8" x 9'10" (2.65m x 3.00m)

A purpose built wet room with a gravity fed shower, non slip floor, fully aqua boarded walls, radiator, ceiling light and extractor with a rear facing oblique window.

Bedroom Two 13'1" x 9'10" (4.00m x 3.00m)

A front facing double bedroom with dual aspect windows, herringbone style flooring, coving and radiator.

Bathroom 11'5" x 8'7" (3.50m x 2.62m)

An over sized bathroom allowing space for a curved corner shower cubicle with a gravity fed shower, bath, hand basin encased in a vanity unit for additional storage and wc. Part aqua board to walls, radiator and vinyl wood effect flooring.

Conservatory 19'8" x 9'10" (6.00m x 3.00m)

The conservatory can be entered either off the kitchen / diner or from the master bedroom and has laminate flooring, purpose built utility cupboard housing the washing machine and storage with French doors leading into the rear garden. Heating and lighting for all year round usage.

Garage

Attached garage with an up and over door, side access door with electric and lighting. This could be made into a third bedroom subject to planning.

Outside

To the front of the property there is off road parking with a block paved driveway, lawn area with a front facing dwarf brick wall.

Leading through the side gate there is a fully enclosed generous size garden with a patio area leading onto the laid lawn with a path to the bottom of the garden where there are two wooden sheds.

Additional Benefits

This property has been adapted for wheel chair accessibility throughout.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

