



10 Trinity Square Hospital Road, Retford
£260,000

 **NEWTON FALLOWELL**

10 Trinity Square Hospital Road

Retford

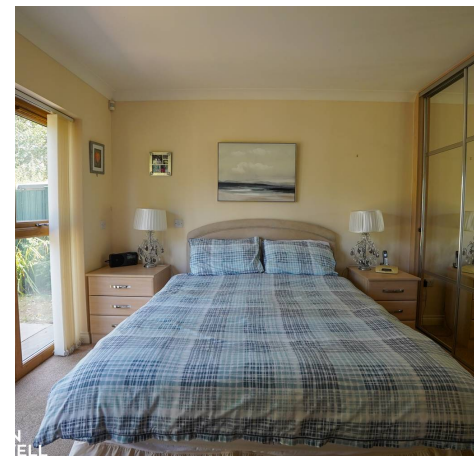
Modern two bedroom detached bungalow for over 55s in gated community near town centre. Ensuite master, fitted wardrobes, parking, and visitor spaces. No upward chain. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- NO UPWARD CHAIN
- OVER 55'S BUNGALOW
- MODERN KITCHEN
- ALLOCATED PARKING SPACE AND VISITOR PARKING
- SPACIOUS LOUNGE DINER
- TWO BEDROOMS EACH WITH FITTED WARDROBES
- BATHROOM AND SEPARATE ENSUITE
- PRIVATE ENCLOSED REAR COURTYARD GARDEN
- PRIVATELY GATED COMMUNITY
- CLOSE TO TOWN CENTRE





Entrance Hallway

The entrance hallway features UPVC double-glazed frosted glass windows with matching sidelights, fitted carpet throughout, and a panel radiator.

Lounge Diner

16' 2" x 14' 10" (4.94m x 4.51m)

The lounge is finished with re-rolled carpet throughout and equipped with a panel radiator, TV point, and an electric fireplace. Double-glazed windows and double doors offer direct access to the rear patio.

Kitchen

8' 11" x 7' 10" (2.73m x 2.38m)

The kitchen is fitted with wall and base units, a bowl-and-a-quarter sink with mixer tap, a gas hob with extractor hood, an integrated double electric oven, an integrated fridge-freezer, and an integrated dishwasher. Complete with wood-effect flooring, a panel radiator, and a double-glazed window and door.

Utility

The utility room is equipped with floor and wall-mounted cupboards, along with space and plumbing for a freestanding washing machine.

Bedroom One

13' 0" x 11' 11" (3.97m x 3.63m)

Bedroom one is the principal bedroom with fitted wardrobes, carpet flooring, a panel radiator, and a TV point. Double-glazed windows and double doors lead directly out to the rear garden and patio area.

Ensuite

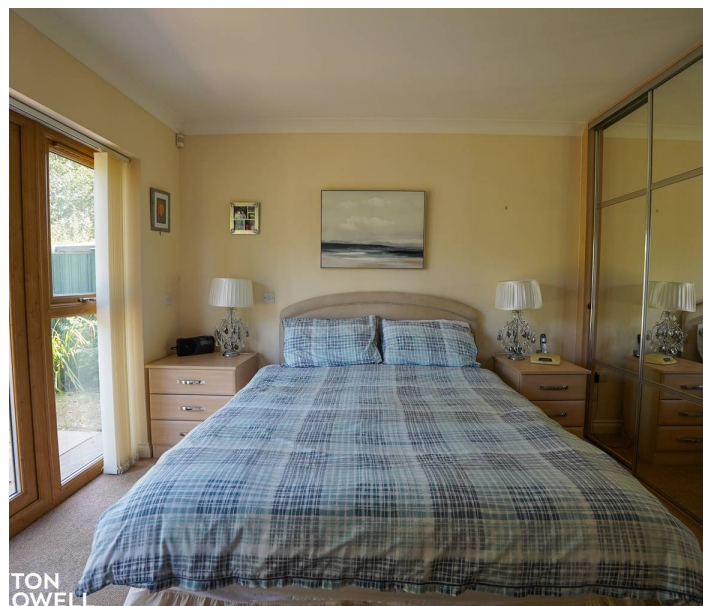
8' 9" x 3' 4" (2.67m x 1.01m)

The en-suite is fitted with a quadrant shower cubicle featuring wall-mounted controls and showerhead, a wash hand basin on a pedestal, a dual-flush WC, and a wall-mounted heated towel rail.

Bedroom Two

11' 8" x 8' 5" (3.55m x 2.56m)

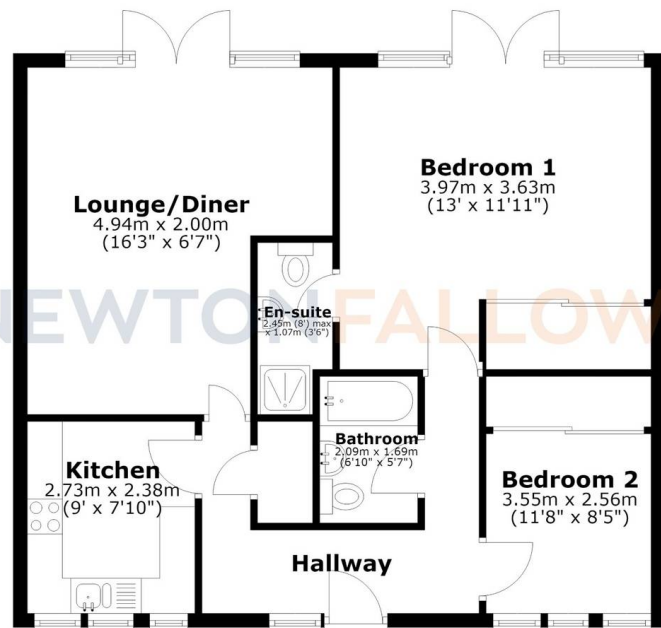
Bedroom two is a second bedroom featuring fitted wardrobes, carpet flooring, a panel radiator, and a double-glazed window to the front aspect.





Ground Floor

Approx. 67.5 sq. metres (727.0 sq. feet)



Total area: approx. 67.5 sq. metres (727.0 sq. feet)



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