



11 TILN COURT RETTFORD

An immaculately presented detached bungalow with modern kitchen and shower room. The property benefits from a front aspect lounge dining room. There is a garden room accessed from the kitchen with leads into the private and nicely presented garden. In addition, there is off road parking and a single garage.

£285,000

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11 TILN COURT, RETFORD, DN22 6TD

LOCATION

This property is situated on the edge of Retford town meaning that country walks are on hand and the town centre, with its full range of facilities, is a short car journey away.

The area has an excellent transport network with the A1(M) lying to the west, from which a wide motorway network is available and the town has a direct rail service into London Kings Cross (approx. 1 hour 30 mins). Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words:///views.bond.hogs

ACCOMMODATION

Double glazed French doors leading into

GARDEN ROOM 12'7" x 8'6" (3.86m x 2.63m) brick base with double glazed windows. Recessed lighting. Tiled floor with underfloor heating.

BREAKFAST KITCHEN 12'3" x 9'0" (3.75m x 2.75m) rear aspect double glazed window. An extensive range of cream coloured high gloss base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine and slimline dishwasher. Integrated fridge. Electric oven and grill. Four ring Neff gas hob with extractor above. Ceramic tiled flooring, part tiled walls, working surfaces with matching upstands. Recessed lighting and half glazed door to

INNER HALLWAY with access to roof void. Built-in cupboard with wall mounted Ideal Logic gas fired central heating combination boiler and a good range of shelving. Telephone point.

LOUNGE DINING ROOM 19'5" x 12'4" to 9'5" (5.93m x 3.77m to 2.90m) front aspect double glazed picture window. Feature sandstone fireplace with coal effect electric fire with matching raised hearth. TV and telephone points. Cornicing.

BEDROOM ONE 13'6" x 10'6" (4.13m x 3.24m) front aspect double glazed window. An extensive range of built-in wardrobes with part mirror fronted doors and ample hanging and shelving space. Matching dressing table unit with drawer and matching bedside cabinets.

BEDROOM TWO 10'7" x 8'6" (3.26m x 2.62m) rear aspect double glazed window overlooking the garden. A good range of L-shaped floor to ceiling built-in wardrobes with ample hanging and shelving space. Telephone point.

SHOWER ROOM 7'6" x 6'2" (2.30m x 1.88m) side aspect obscure double glazed window. Large walk-in shower with glazed screen, mains fed shower with handheld shower attachment and raindrop shower head above. Aqua boarding and part tiled walls. Ceramic tiled flooring. Vanity unit with white low level wc with concealed cistern. Inset sink with contemporary mixer tap and cupboards below. Chrome towel rail radiator, recessed lighting, UPVC ceiling.

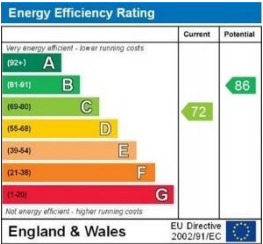
OUTSIDE

The front garden is triangular in shape and lawned with flower beds. From Tiln Court is a dropped kerb leading to the long driveway with space for several vehicles and brick built **SINGLE GARAGE** with roller door, power and lighting. To the rear of the garage is a timber workshop with power and lighting. External power socket.

The side garden is paved and pebbled for low maintenance with an externa water tap. The gardens offers a good degree of privacy and is fenced to all sides, landscaped with large paved patio and external lighting. Additional patio to the side, covered seating area with wooden structure and pitched roof. Steps up to the lawned area of the garden which has an additional raised pebbled shrubbery with flower surrounds. To the other side of the bungalow is an additional water supply and path to the front and raised pebbled shrubbery.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band C. 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 finalizing their offer to purchase. Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.



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