



12 Richard Street, Retford, DN22
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£255,000

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Key Features

- FIVE BEDROOMS
- SPACIOUS LOUNGE AND DINING AREA
- NEWLY FITTED KITCHEN
- TWO BATHROOMS
- PRIVATE AND ENCLOSED GARDEN
- OFF-STREET PARKING
- EPC rating U
- Freehold





This significantly renovated five bedroom property offers versatile and spacious accommodation, highlighted by a recently refreshed kitchen featuring integrated appliances, stone flooring, and a new fuse box. Practicality defines the ground floor, which includes a comfortable lounge with a decorative fire, a separate dining area, a dedicated utility room, and a large bathroom boasting both a freestanding bathtub and a curved shower unit. Upstairs, the bedrooms benefit from a separate shower room and features like TV points and fitted storage, complementing the 11 new double-glazed units fitted throughout the home. Completing the package is a private rear garden with a raised patio for enjoyment and the valuable benefit of dedicated undercover parking.

Dining Room 3.85m x 3.84m (12'7" x 12'7")

Includes a single panel radiator and a double-glazed window to the side aspect. Finished with wooden parquet flooring throughout.

Kitchen 3.77m x 3.99m (12'5" x 13'1")

Recently renovated with new worktops and units, this kitchen features stone flooring, space for a Rangemaster-style oven, a one-and-a-quarter bowl sink with mixer tap, integrated dishwasher, integrated fridge/freezer, and floor and wall-mounted cupboards. There is a double-glazed window to the side aspect and a single panel radiator. The fuse box is new.

Rear Entrance Hallway

Accessed via a UPVC door with double-glazed obscure glass. Includes a large storage cupboard.

Utility Room 3.23m x 2.59m (10'7" x 8'6")

Offers space and plumbing for a freestanding washing machine and tumble dryer, along with floor-mounted cupboards and two double-glazed windows to the side aspect.

Ground Floor Bathroom 3.1m x 2.59m (10'2" x 8'6")

A spacious bathroom featuring two double panel radiators, a freestanding bathtub, a curved quadrant shower unit, single flush WC, and wash hand basin on a pedestal. Includes a double-glazed obscure glass window to the side aspect.



Lounge 4.39m x 3.84m (14'5" x 12'7")

Features a decorative fire with surround, a double-glazed window to the front aspect, single panel radiator, and TV point. A UPVC door with double-glazed glass also leads out from this area.







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First Floor Landing/Hallway

Includes a storage cupboard and space for additional storage.

Bedroom One 3.63m x 3.86m (11'11" x 12'8")

Features a double-glazed window to the front aspect, a single panel radiator, and a TV point.

Bedroom Two 3.63m x 3.59m (11'11" x 11'10")

Features a double-glazed window to the front aspect, a single panel radiator, and a TV point.

Bedroom Three 2.99m x 3.59m (9'10" x 11'10")

Features a double-glazed window to the rear aspect, a single panel radiator, and a TV point.

Bedroom Four 3.72m x 2.01m (12'2" x 6'7")

Features a double-glazed window to the rear aspect, a single panel radiator, and a TV point.

Bedroom Five 2.36m x 1.9m (7'8" x 6'2")

Features fitted storage, a double-glazed window to the rear aspect, and a single panel radiator.

Gardens and Grounds

Rear Garden: Private and enclosed, featuring a raised patio area, a path leading down the side of the property, and a main lawn area. Parking: Benefits from a dedicated undercover parking area. Renovation Note: The property has had 11 double-glazed units fitted throughout as part of the recent renovation.



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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

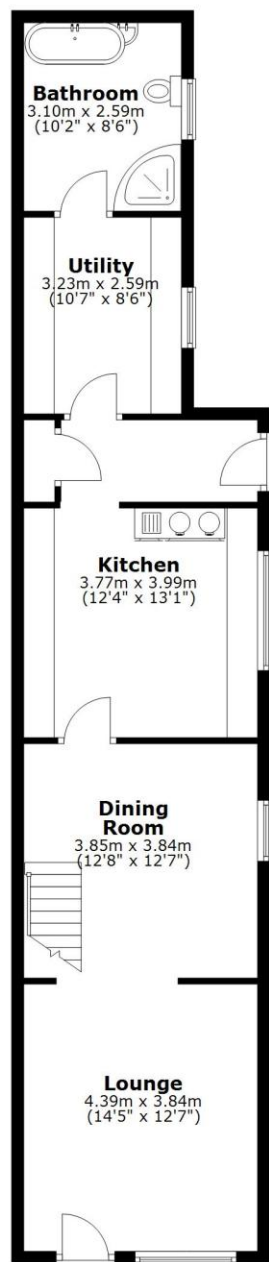
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





Ground Floor

Approx. 69.9 sq. metres (752.7 sq. feet)

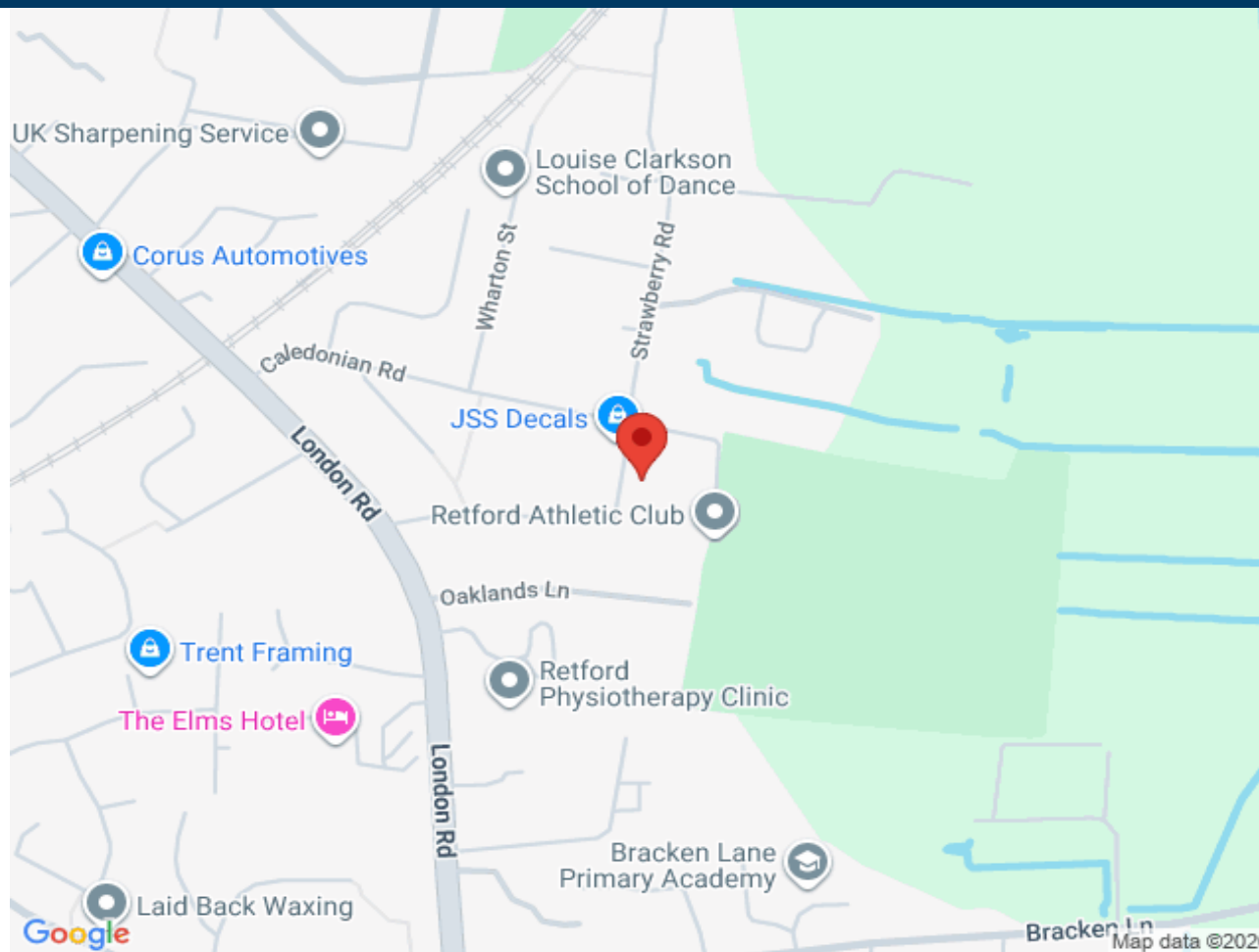


First Floor

Approx. 73.2 sq. metres (788.2 sq. feet)



Total area: approx. 143.1 sq. metres (1540.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		