



32 Whinney Moor Lane, Retford,  
DN22 7AF



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£365,000



## KEY FEATURES

- NO UPWARD CHAIN
- FOUR BEDROOMS
- BATHROOM AND ENSUITE
- LARGE KITCHEN DINER
- SPACIOUS PRIVATE GARDEN
- DOUBLE GARAGE
- EPC RATING TBC
- FREEHOLD





This detached house presents an excellent opportunity for those seeking a substantial family home in Retford, Nottinghamshire. Arranged across two floors, the property offers four well-proportioned bedrooms, accompanied by a family bathroom and a separate ensuite, providing practical accommodation suitable for modern living. The gas central heating ensures year-round comfort and energy efficiency, while the freehold tenure provides peace of mind for homeowners.

A key highlight of this residence is the notably large kitchen diner, designed to create a functional and sociable environment that caters for both everyday living and entertaining guests. The two spacious public rooms provide ample space for relaxation and family gatherings, offering flexibility in layout and use. The property benefits from a private, generously sized garden, providing a tranquil outdoor space well suited to both recreation and leisure.

Further features include a double garage, presenting secure off-road parking and additional storage. The property is offered with no upward chain, streamlining the purchase process for potential buyers. Prospective residents will appreciate the proximity to local schools, catering for a range of educational requirements, and will benefit from excellent commuter links, facilitating convenient travel to surrounding towns and cities. The property holds an EPC rating of 'TBC', with confirmation available on request.



## Local area

Situated in Retford, Nottinghamshire, the property benefits from a location that combines residential tranquillity with practical accessibility. Retford is known for its historic character and well-established amenities, including a variety of retail outlets, healthcare services, and recreational facilities. Residents enjoy access to reputable local schools, appealing to families seeking educational options. The area is further enhanced by strong transport connections, with convenient routes for commuters travelling to regional hubs. Retford offers a balanced lifestyle, blending community atmosphere with easy access to urban resources.

## Porch

Upvc door with obscured double glazed glass and matching sidelight.

## Entrance Hallway

LVT flooring throughout, storage cupboard and stairs leading to first floor.

## Lounge 4.29m x 3.94m (14'1" x 12'11")

Multi fuel burner, double glazed window to front aspect, panel radiator, LVT flooring throughout and TV point

## Kitchen 3.03m x 6.24m (9'11" x 20'6")

LVT flooring throughout, wall-mounted breakfast bar, floor and wall mounted units, integrated fan assisted oven, extractor hood, four ring electric hob, bowl and quarter sink with drainer and mixer tap, double glazed window to rear aspect, tall wall mounted radiator, storage cupboard and integrated dishwasher.

## Conservatory / Dining Room 4.92m x 3.21m (16'1" x 10'6")

Double glazed windows to three aspects, French doors with double glazed windows to rear aspect, LVT flooring throughout.





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**Utility** 1.86m x 3.53m (6'1" x 11'7")

Double French doors with double glazing to rear aspect, wall and floor mounted cupboards, sink with drainer and mixer tap, space for freestanding tumble dryer and space and plumbing for freestanding washing machine. Tall wall mounted radiator.

**Downstairs WC**

Dual flush wc, wall mounted wash hand basin and window to rear aspect.

**Garage** 4.29m x 4.72m (14'1" x 15'6")

Spacious garage with power and lighting within and electric opening garage door.

**First Floor Landing**

Provides access to all first-floor accommodation and includes a loft hatch.

**Bedroom One** 4.57m x 6.67m (15'0" x 21'11")

Double glazed window to the front aspect and an additional double glazed window to the rear aspect, allowing plenty of natural light. Featuring fitted storage, a small dressing area, and two panel radiators. Carpeted throughout.

**En-Suite** 1.72m x 2.36m (5'7" x 7'8")

Fitted with a walk-in shower cubicle with wall-mounted controls and overhead showerhead, wash hand basin with mixer tap set within a vanity unit, low flush WC, and a heated towel rail. Double glazed obscure glass window to the side aspect.

**Bedroom Two** 3.78m x 3.51m (12'5" x 11'6")

Double glazed window to the front aspect, panel radiator, TV point, and carpeted flooring.

**Bedroom Three** 2.79m x 3.49m (9'2" x 11'6")

Double glazed window, panel radiator, fitted storage, and carpeted throughout.

**Bedroom Four** 2.26m x 2.63m (7'5" x 8'7")

Double glazed window, panel radiator, and carpeted throughout.



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### Family Bathroom 1.72m x 2.63m (5'7" x 8'7")

Double glazed obscure window to the rear aspect. Comprising a panel bath with mixer tap and wall-mounted showerhead, wash hand basin with mixer tap set within a vanity unit, low flush WC, and a heated towel rail.

### Gardens and Grounds

The front of property has a large driveway for multiple vehicles, a small lawned area and access to the double garage.

The rear of the property has a private and enclosed rear garden featuring a lawn area with neatly maintained borders, a patio area ideal for outdoor dining, and a gravel seating area. There is also hardstanding suitable for a large shed.

### 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.

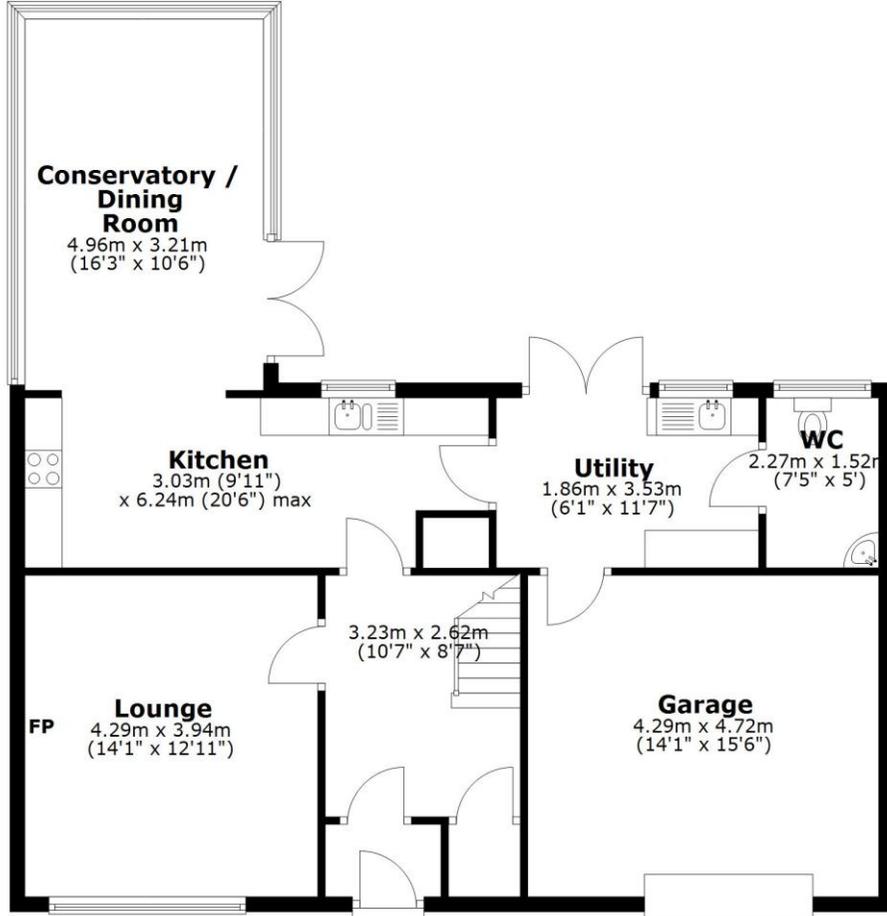
### Services

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.



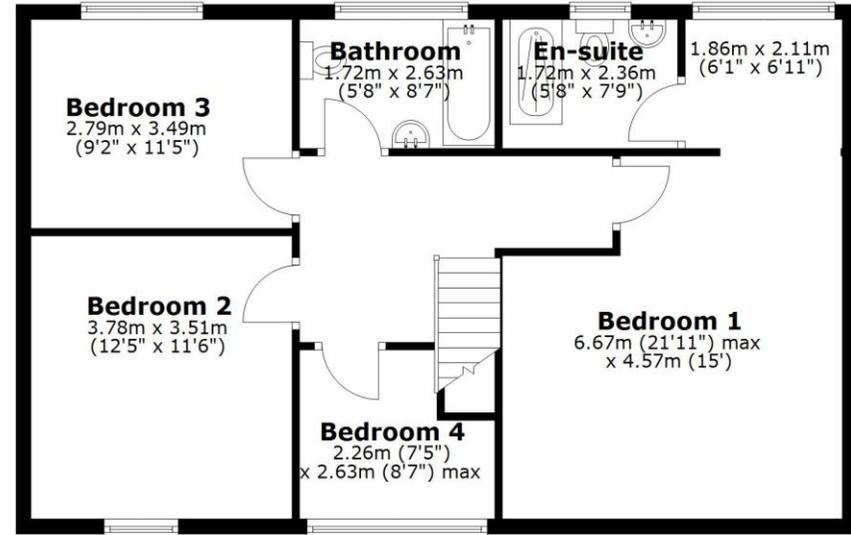
### Ground Floor

Approx. 91.7 sq. metres (987.0 sq. feet)



### First Floor

Approx. 73.1 sq. metres (786.8 sq. feet)



Total area: approx. 164.8 sq. metres (1773.8 sq. feet)

