



24 Sandringham Road, Retford,  
DN22 7QW



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£170,000

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### Key Features

- NO UPWARD CHAIN
- THREE BEDROOMS
- LOUNGE
- KITCHEN DINER
- CONSERVATORY
- OFF-STREET PARKING
- EPC RATING 'TBC'
- FREEHOLD





This well-presented semi-detached house offers a comfortable and practical living environment with three bedrooms, ideally suited for a range of occupants seeking a quality home in Retford, Nottinghamshire. The property comprises a spacious lounge that provides a welcoming area for relaxation, along with a thoughtfully designed kitchen diner, creating a versatile space for both cooking and dining. The addition of a conservatory allows natural light to flood the living areas and offers a pleasant setting to enjoy the enclosed, private garden throughout the year.

prospective buyers. The Energy Performance Certificate rating is 'TBC'.

#### Local area

Retford is a historic market town situated within Nottinghamshire, known for its blend of traditional character and modern conveniences. The location provides access to a range of local services, amenities, and schools, supporting the needs of families and professionals alike. The area enjoys good transport links to surrounding towns and major roadways, making it a practical base for commuters. Retford's community atmosphere and green spaces contribute to a high quality of life, with shops, recreational facilities, and open countryside all within easy reach.



Accommodation includes a contemporary bathroom serving all three generously proportioned bedrooms, ensuring convenience and functionality for family life or for individuals seeking additional space. The property benefits from gas central heating, promoting energy-efficient comfort in all seasons and enhancing daily living standards.

#### Front Porch

With double glazed window and a newly fitted door featuring obscured glass and matching side panel.



Further practical features include a private driveway, providing off-street parking and easy access to the home. Security and privacy are enhanced by the enclosed garden, which offers a secure outdoor environment for recreation or leisure. This property is sold with freehold tenure and is available with no upward chain, facilitating a straightforward and uncomplicated purchase process for

#### Entrance Hallway

Welcoming entrance hall with PVC door incorporating obscured double glazed glass and matching side lights. Carpeted flooring and single panel radiator.

#### Lounge 4.6m x 3.56m (15'1" x 11'8")

Comfortable reception room featuring a fireplace with mantel and surround, double panel radiator, and fitted carpet throughout.

#### Kitchen/Diner 6.19m x 2.8m (20'4" x 9'2")



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Fitted with floor and wall mounted cupboards and work surfaces incorporating a circular sink with drainer and mixer tap. Double glazed window to the side aspect and UPVC door with secure double glazed glass. Pantry housing the Ideal Combi boiler with additional storage space. Space for a freestanding electric oven, double panel radiator, and TV point. Sliding doors lead through to the conservatory.

### Conservatory 2.51m x 5.16m (8'2" x 16'11")

With double glazed windows to two aspects, wall-mounted electric heater, and new uPVC door with double glazed glass providing access to the rear garden.

### Landing

With airing cupboard, carpeted flooring, access to the loft, and double glazed window to the front aspect.

### Bedroom One 4.14m x 2.77m (13'7" x 9'1")

Double glazed window to the rear aspect, single panel radiator, and small storage cupboard.

### Bedroom Two 4.05m x 2.46m (13'4" x 8'1")

Double glazed window to the rear aspect, single panel radiator, two built-in storage cupboards, and TV point.

### Bedroom Three 3.03m x 2.38m (9'11" x 7'10")

Double glazed window to the front aspect, single panel radiator, and built-in storage cupboard.

### Bathroom

Featuring double glazed windows to the front and side aspects, panel radiator, curved quadrant shower cubicle with wall-mounted controls and showerhead, wash hand basin on pedestal, and low-flush WC.



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## Gardens and Grounds

### Rear Garden

Private and enclosed garden featuring a patio seating area, raised pond, lawned section, and hardstanding area suitable for a shed.

### Outbuildings

Brick-built outbuildings with UPVC door and double glazed window, providing useful storage space.

## 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.

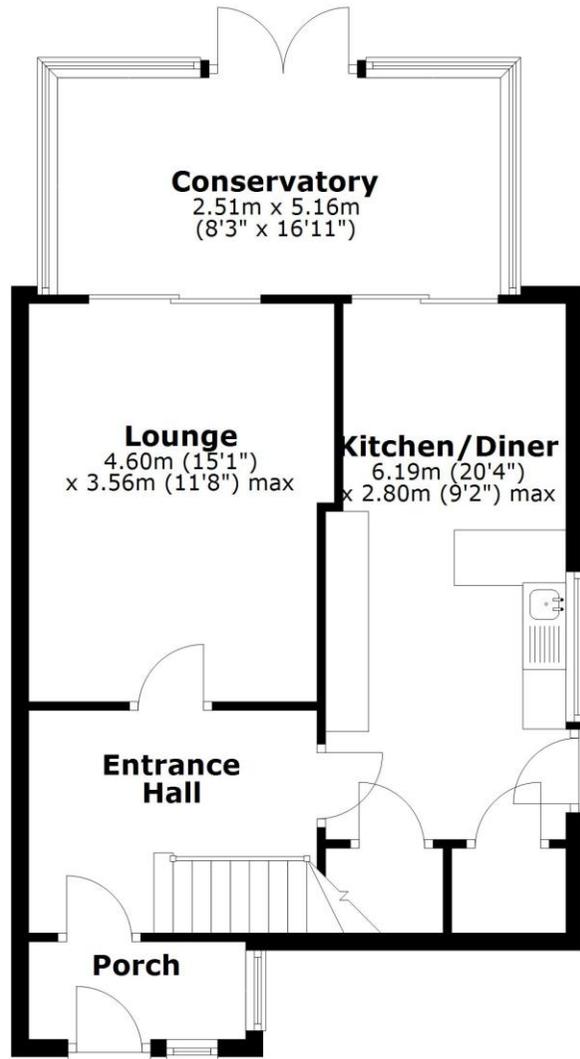
## Services

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.



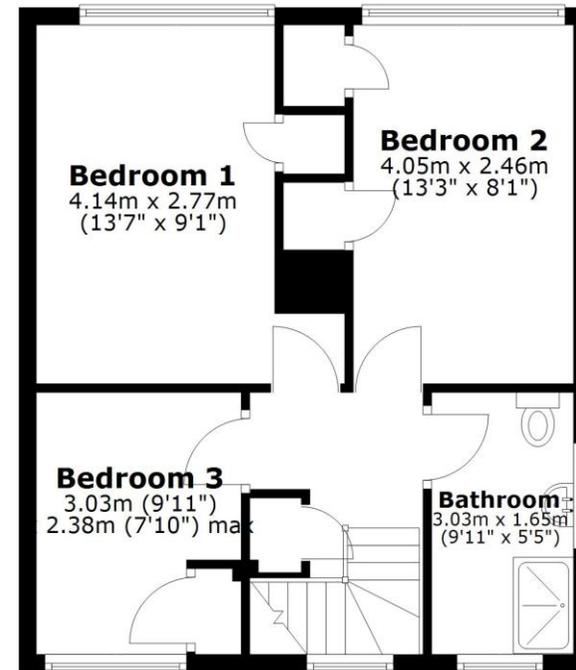
### Ground Floor

Approx. 62.0 sq. metres (667.2 sq. feet)



### First Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



Total area: approx. 106.8 sq. metres (1149.3 sq. feet)

