



1 Tiln Court, Retford, DN22 6TD



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£325,000

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## KEY FEATURES

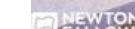
- QUIET RESIDENTIAL AREA
- LOCATED ON A CORNER PLOT
- SHORT WALK TO TOWN CENTRE
- THREE BEDROOMS
- LOUNGE AND DINING ROOM
- KITCHEN
- EPC RATING TBC
- FREEHOLD



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This well-presented three-bedroom bungalow is perfectly situated in a quiet residential area of Retford, Nottinghamshire. Set on a desirable corner plot, this freehold property offers comfortable single-level living enhanced by thoughtfully designed spaces and a range of practical features.

Upon entering, the accommodation opens into a spacious lounge, providing an ideal setting for relaxation or entertaining guests. Adjoining the lounge, the dedicated dining room offers flexibility for family meals or formal dining occasions. The well-proportioned kitchen provides ample workspace and innovative storage solutions, making it highly functional for everyday living.

Each of the three bedrooms has been designed to offer comfortable sleeping accommodation. A centrally located bathroom serves the property and incorporates essential fixtures, supporting all requirements for daily routines and convenience.

Externally, the bungalow enjoys a private garden, presenting opportunities for gardening or outdoor seating. Off-road parking is afforded via a private driveway and a garage, ensuring secure vehicle storage and additional storage possibilities for the homeowner. The property further benefits from gas central

heating, aiding in year-round comfort and efficiency.

Notably, the property is a short walk from the town centre, granting easy access to local amenities, shopping, and leisure facilities. The EPC rating is to be confirmed.

#### Local area

Retford is a historic market town in Nottinghamshire, recognised for its well-preserved architecture and distinct local character. The area offers an array of amenities, including shops, cafes, restaurants, and health services, complemented by attractive green spaces and public parks. Excellent transport connections link Retford with major towns and cities throughout the region, making it suitable for commuters and families alike. The property's location in a secluded neighbourhood offers both the peace of residential living and the convenience of urban access, ensuring a balanced and appealing lifestyle choice.

#### Entrance Porch

The property is entered via a uPVC door with double glazed obscured glass and a matching side light.

#### Entrance Hallway

The entrance hallway features a useful airing cupboard housing a new Worcester combi boiler, an additional storage cupboard and a single panel radiator. A wooden internal door with





glazed panels and matching side light leads through to the main accommodation.

### Lounge/Diner 7.06m x 4.91m (23'2" x 16'1")

A bright and spacious lounge/diner with double glazed windows to multiple aspects, allowing plenty of natural light. The room benefits from two double panel radiators, a TV point, a fireplace with mantel and surround, and a serving hatch through to the kitchen.

### Kitchen 3.33m x 3.08m (10'11" x 10'1")

The kitchen is fitted with floor and wall mounted cupboards and benefits from a double glazed window to the rear aspect and a uPVC door with double glazed obscured glass providing access to the garden. Features include a sink with drainer and mixer tap, an integrated washing machine, space for a freestanding fridge freezer and a single panel radiator.

### Bedroom One 3.33m x 3.74m (10'11" x 12'4")

A well-proportioned double bedroom featuring fitted wardrobes, a TV point, a double panel radiator and double glazed doors opening to the rear aspect.

### Bedroom Two 3.62m x 2.83m (11'11" x 9'4")

Bedroom two benefits from a double glazed window to the front aspect, fitted wardrobes, a single panel radiator and carpeted flooring throughout.

### Bedroom Three 2.57m x 2.73m (8'5" x 9'0")

Bedroom three features a double glazed window to the front aspect, a single panel radiator and carpeted flooring.

### Shower Room 2.59m x 2.32m (8'6" x 7'7")

The shower room is fitted with a low-level flush WC, wash hand basin with mixer tap set in a vanity unit,

wall-mounted heated towel rail and a curved quadrant shower cubicle with wall-mounted shower controls and showerhead. There is also a panelled bath with mixer tap and a double glazed obscured window to the rear aspect.

## Gardens and Grounds

Situated on a corner plot, the property benefits from gardens to the front, side and rear. The south-west facing rear garden is private and enclosed, featuring a small patio area ideal for outdoor entertaining. A pathway runs around the property, with gated access leading to the driveway.

## Detached Garage

The detached garage benefits from power and lighting and includes a single glazed window. There is also hardstanding space for a 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.

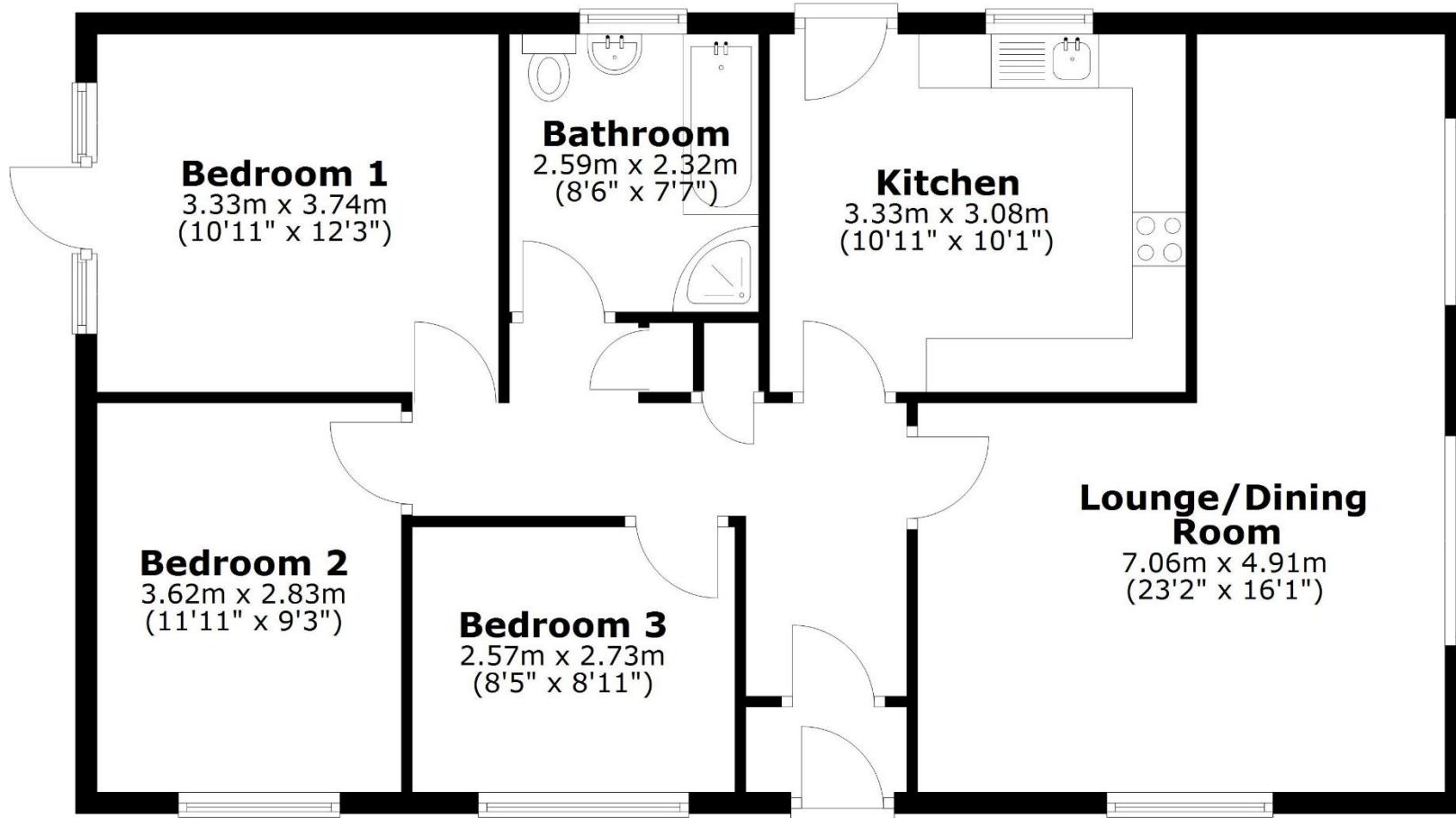
## Services

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. 85.4 sq. metres (919.7 sq. feet)



Total area: approx. 85.4 sq. metres (919.7 sq. feet)

