



## Whinney Moor Lane

, Retford, DN22 7AF

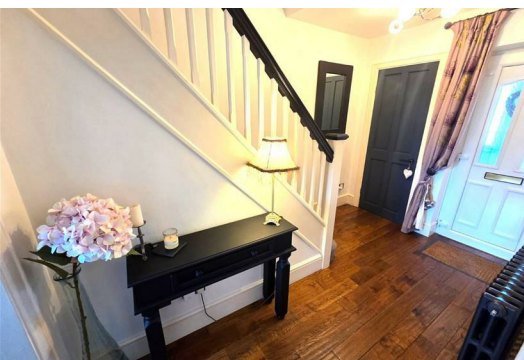
Offers over £370,000



Nestled on the charming Whinney Moor Lane in Retford, this delightful detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-designed layout features two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The two bathrooms ensure convenience for all residents, making morning routines a breeze. The house is set in a peaceful neighbourhood, allowing for a tranquil lifestyle while still being close to local amenities and transport links, walking distance to Thrumpton and Bracken Lane Schools.

This property presents an excellent opportunity for those looking to settle in a vibrant community. With its generous living space and thoughtful design, it is sure to meet the needs of modern family life. Don't miss the chance to make this lovely house your new home in Retford.



**Description**

An immaculately presented extended detached family home with spacious open plan kitchen dining area opening out onto the rear garden. The property benefits from; an entrance hallway, lounge, kitchen, diner, utility, ground floor cloak room. To the first floor there are four bedrooms, two bathrooms and dressing area. The gated driveway leads to the garage with a front lawn and a generous sized rear enclosed garden ideal for entertaining.

**Entrance Hallway**

Upon entering through the front composite door the warmth of the engineered Oak floor through out creates a warm atmosphere. With stairs to the first floor, storage cupboard and central heating radiator.

**Living Room 14'0" x 12'11" (4.28m x 3.96m)**

A front facing lounge with a centre feature of a multi fuel stove fitted into the chimney breast, solid wood mantle, coving to the ceiling, engineered Oak flooring and double glazed window with blinds..

**Kitchen 20'5" x 7'4" (6.24m x 2.26m)**

The kitchen comprises of Shaker style wall and base units, complementary work surfaces and breakfast bar, splash back tiling and a stainless steel sink and drainer unit. Integrated appliances including electric oven, electric hob with extractor above, fridge and dishwasher, plinth lights, engineered Oak flooring, storage cupboard, double glazed window and vertical central modern radiator. The room is open plan into the dining room /conservatory.

**Sitting Dining Area 15'0" x 9'6" (4.58m x 2.92m)**

A multi functional room built on a dwarf brick wall with engineered Oak flooring, ceiling rafter beams as a feature, lighting and windows to three aspects with blinds and French doors leading into the rear garden.

**Utility 11'1" x 7'6" (3.40m x 2.31m)**

Fitted with wall and base units, complementary work surfaces and stainless steel sink and drainer with space for a washing machine and dryer, Georgian style double glazed window and door, Door leading to integral garage and cloak room.

**Stairs & Landing**

The carpeted stairs leads to the first floor split landing with loft access.

**Bedroom One 15'5" x 14'7" (4.70m x 4.46m)**

A generous size double bedroom with a vast wall of fitted wardrobes with sliding mirror doors, dressing room area leading to the shower room en-suite

**En Suite**

A modern shower room with a double walk in shower cubicle, wc with soft closing lid and a vanity unit sink, modern towel rail and recess lighting.

**Bedroom Two 12'11" x 12'5" (3.94m x 3.80m)**

A double bedroom front facing with carpet, radiator and ceiling light.

**Bedroom Three 11'6" x 9'1" (3.52m x 2.79m)**

A double bedroom rear facing with carpet, radiator and ceiling light.

**Bedroom Four 8'6" x 8'3" (2.60m x 2.52m)**

A single bedroom front facing currently used as an additional dressing room with carpet and radiator.

**Bathroom**

The family bathroom comprises of a 'P' shaped bath with shower over, vanity sink and wc with tiled floor and part aqua boarded walls.

**Outside**

To the front there is a gated driveway for several vehicles leading to the garage, lawn and hedge with a perimeter wall. To the rear is a generous size enclosed garden with lawn, raised borders an area with a pagoda with seats, lighting and built in BBQ.

**Garage**

The central heating combi boiler ism located in the garage with electrics and lighting, ample of storage space and electric roller shutter door and access into the utility room.

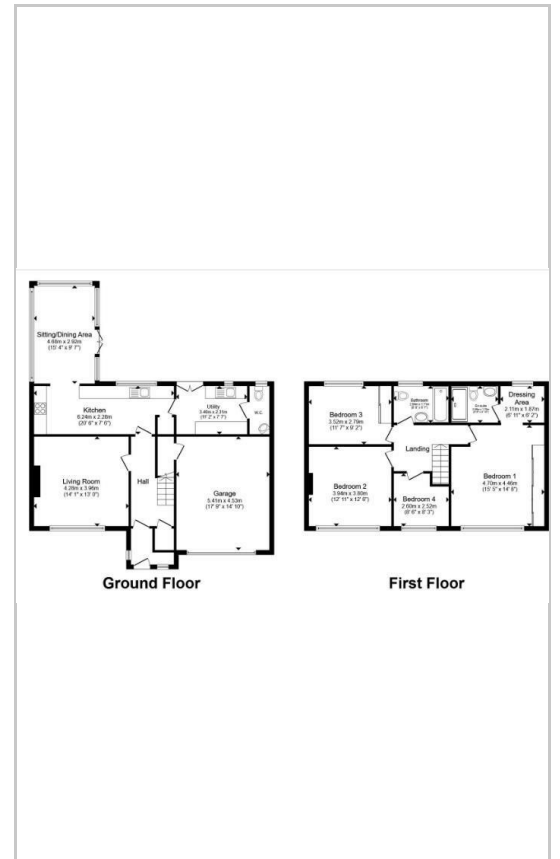
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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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