



# London Road

, Retford, DN22 7JG

£490,000

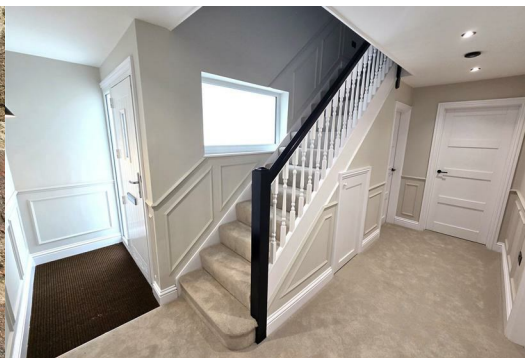


Located on the prestigious London Road in Retford, this charming detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The three well-appointed reception rooms provide ample room for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features a single bathroom, thoughtfully designed to cater to the needs of modern living. Outside, you will find parking available for many vehicles and a garage to the side.

Retford is a vibrant town with a rich history, offering a variety of local amenities, including shops, schools, and parks, all within easy reach. The property's location on London Road provides excellent transport links, making it a convenient base for commuting to nearby cities.

This delightful home presents an excellent opportunity for those looking to settle in a welcoming community while enjoying the benefits of a spacious and well-designed living environment. Don't miss the chance to make this lovely house your new home.



### Description

NO UPWARD CHAIN - This newly renovated four bedroom detached property is a beautiful family home with river views. The property briefly comprises of an entrance hall, lounge / diner, 2nd reception room, kitchen and utility room and ground floor cloakroom. To the first floor there are four double bedrooms, bathroom, separate wc and a gally office. To the exterior there is a large gravel front with a driveway for several vehicles, garage and rear garden.

### Hallway

The property is entered into the hallway with sensor ceiling lights, spindle staircase, under stairs storage and part decorative panelled walls with access to the all ground floor rooms.

### Lounge 12'8" x 13'7" (3.87m x 4.15m )

A front facing lounge with dual aspect windows allowing the natural light to flood within, with retractable wall lights and ceiling light, radiator and carpet. Leading through into the dining area.

### Dining Room 12'11" x 9'4" (3.95m x 2.85m)

The dining room is open plan from the lounge with recessed lighting, featured pendant lighting for over the table area, access through to the kitchen with carpet and radiator and bi fold doors out onto the raised veranda.

### 2nd Reception Room 8'11" x 17'10" (2.73m x 5.46m)

The second reception room is front facing with carpet and electric panelled heater and a cupboard housing the utility meters.

### Kitchen 15'3" x 9'4" (4.67m x 2.85m)

The kitchen comprises of navy wall and base units with integrated double oven, micro wave, electric gob with extractor above, sink with centre tap over looking the garden, breakfast bar for less formal dining.

### Utility Room

The utility is off the kitchen through the rear hallway, with the combi boiler and plumbing for white goods.

### Cloak Room

The cloakroom has a wc and hand basin.

### Stairs & Landing

Leading up the stairs with part panelled decorative walls, carpet, spindle staircase and storage cupboard on the landing with a large window looking into the gally office.

### Master Bedroom 13'0" x 13'1" (3.97m x 4.01m)

The master bedroom is rear facing with acoustic panelled feature wall, wall lights and a centre ceiling light.

### Bedroom Two 13'8" x 9'5" (4.19m x 2.88m)

A rear facing double bedroom with carpet, radiator and sliding double wardrobe.

### Bedroom Three 13'1" x 9'1" (3.99m x 2.78m)

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

### Bedroom Four 7'5" x 9'10" (2.27m x 3.01m )

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

### Gally Office 14'11" x 4'5" (4.56m x 1.37m)

The gally office is a multi functional room over looking the landing with front facing upvc windows, carpet and radiator.

### Bathroom 8'9" x 9'0" (2.69m x 2.76m)

The bathroom has a free standing bath, double walk in glass shower cubicle with a rain shower and retractable shower hose, vanity sink, part tiled walls and tiled floor and recess lighting.

### WC

With part tiled walls and floor and a toilet.

### Outside

The property has a perimeter wall with a driveway for many vehicles and a large gravel front. To the side there is access to a garage and a rear garden with river views.

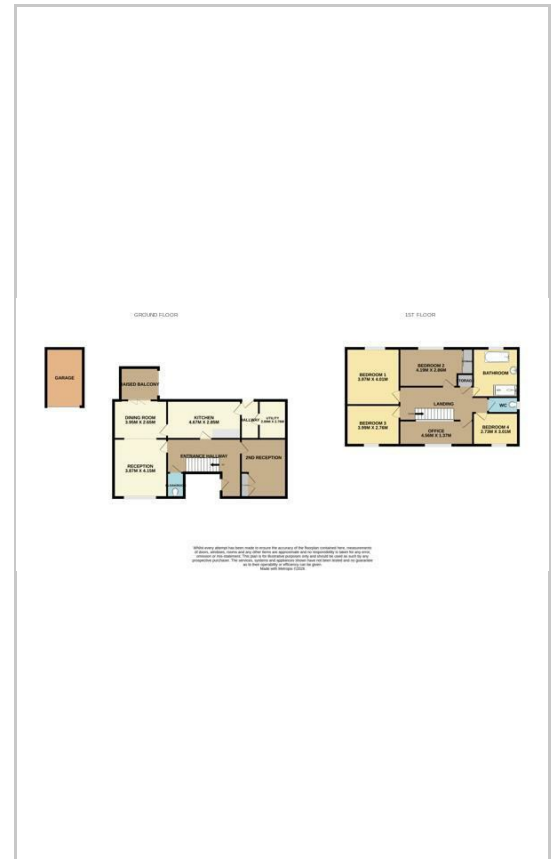
### Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk