



14 MANVERS ROAD RETFORD

A three bedroom detached bungalow in favoured residential cul de sac. Front aspect lounge, modern kitchen/conservatory, plus utility room. Shower room, ample storage, plus ample parking and detached garage. Enclosed and established rear garden. No onward chain.

Offers over £200,000

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BROWN & CO

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14 MANVERS ROAD, RETFORD NOTTINGHAMSHIRE DN22 7NT

LOCATION

This property is situated in this small and popular cul de sac of similar properties close to local amenities and Retford town centre which provides comprehensive facilities, plus a mainline railway station. Kings Park is accessible, as is the A1 which links to the wider motorway network.

ACCOMMODATION

Double glazed door to entrance porch with tiled floor and obscured double glazed door to

ENTRANCE HALL telephone point, access to roof void, built in cloaks cupboard, plus cupboard housing wall mounted gas fired central heating combination boiler. Doors to

LOUNGE 14'1" x 11'9" (4.30m x 3.63m) front aspect double glazed picture window. Fitted coal effect gas fired living flame fire set on raised marble effect hearth. Television point, ceiling rose.

KITCHEN 14'4" x 7'4" (4.38m x 2.25m) side aspect obscure double glazed window and door to utility room. A good range of white wood grain effect base and wall mounted cupboard and drawer units. Single sink/drain unit with mixer tap. Space for freestanding cooker and fridge. Ample work surfaces, part tiled walls. Arch to

CONSERVATORY 6'8" x 5'9" (2.08m x 1.81m) brick based with double glazed windows over looking the rear garden. Polycarbonate ceiling.

UTILITY ROOM 13'7" x 3'6" (4.16m x 1.08m) uPVC based with double glazed windows. Half glazed doors to the drive and also the rear garden. Polycarbonate ceiling.

BEDROOM ONE 9'10" to front of wardrobes x 9'9" (3.04m to front of wardrobes x 3.03m) rear aspect double glazed window, full length range of wardrobes with part mirror fronted doors, hanging and shelving space, wall light point.

BEDROOM TWO 10'1" x 7'5" (3.08m x 2.28m) front aspect double glazed window.

BEDROOM THREE 9'9" x 6'7" (3.00m x 2.04m) rear aspect double glazed window, fitted 'L' shaped wardrobes with hanging and shelving space.

SHOWER ROOM side aspect obscure double glazed window. Shower cubicle with mains fed shower with handheld attachment and raindrop shower head, glazed screen, Mermaid boarding. Low level WC, pedestal hand basin. Tiled walls and floor.

OUTSIDE

Front garden is walled and fenced to all sides. Double gates leading to long driveway with parking for two/three vehicles. Low maintenance to the main, with established shrubs. The drive leads to DETACHED SINGLE GARAGE with up and over door, power, light and personal door to the rear garden.

Rear garden is walled and fenced to all sides with well stocked and established beds and borders. Sculptured lawn, greenhouse and shed, plus external lighting and water supply.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. **Council Tax:** We are advised by Bassetlaw District Council that this property is in Band A **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 finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in October 2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



We warrant that the information contained in these particulars is true and correct to the best of our knowledge and belief at the time of preparation. We do not warrant the accuracy of the information contained in these particulars. The information is provided for guidance only and should not be relied upon without independent verification. © Property Services Group

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