



13 WOODLANDS RETFORD

An extremely well presented and good sized three bedroom semi detached family home in small and favoured cul de sac on the edge of the town centre. There is off road parking for two vehicles as well as a single garage and a large rear garden. Viewing is highly recommended.

£210,000

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

13 WOODLANDS, RETFORD, NOTTINGHAMSHIRE, DN22 7AB

LOCATION

Woodlands is a small cul-de-sac of similar style properties close to Retford town centre. Retford itself is an appealing Georgian market town offering a full range of services and is particularly well located for the areas excellent transport links. There is direct rail service into London's Kings Cross (approx. 1 hour 30 minutes), the A1M lies to the west from which the wider motorway network is available. Leisure amenities and educational facilities (both state and independent) are well catered for.

ACCOMMODATION

Brick arched covered entrance and part glazed UPVC door to

ENTRANCE HALL with side aspect double glazed window, ceramic tiled flooring, under stairs storage cupboard, additional fitted cloaks cupboard, stairs to first floor landing.

LOUNGE 13'7" x 11'9" (4.18m x 3.62m) front aspect double glazed picture window, feature limed oak fire surround with marble effect raised hearth and insert with coal effect gas living flame fire, TV and telephone points, shelved storage cupboard.

KITCHEN 11'9" x 8'8" (3.62m x 2.69m) side aspect half glazed UPVC door, double glazed window overlooking the garden and side aspect double glazed window. An extensive range of cream coloured base and wall mounted cupboard and drawer units, single stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine, ample working surfaces incorporating a breakfast bar, ceramic tiled flooring, part tiled walls, floor warm air heater, recess space for upright fridge freezer. Built in electric double oven with four ring gas hob with Perspex splashback and stainless steel extractor canopy over. Recessed lighting,

DINING ROOM 10'7" x 10'7" (3.26m x 3.26m) rear aspect double glazed French doors leading into conservatory. Built in shelved cupboard.

CONSERVATORY 9'6" x 8'7" (2.91m x 2.66m) brick base with brick faced wall, double glazed windows and double glazed French doors into the garden. Wood effect laminate flooring. TV point, polycarbonate ceiling. Views to garden.

FIRST FLOOR

GALLERY STYLE LANDING with side aspect double glazed window, access to roof void, partially boarded and gas fired central heating combination boiler (installed August 2021). Fitted linen cupboard with shelving.

BEDROOM ONE 10'7" x 9'6" (3.26m x 2.93m) measured to front of range of fitted wardrobes with mirror fronted sliding doors and ample hanging and shelving space, front aspect double glazed

window. Additional built in wardrobe with hanging and shelving. TV aerial lead.

BEDROOM TWO 12'7" x 9'9" (3.86m x 3.02m) rear aspect double glazed window with views to the garden, built in single wardrobe with hanging and shelving.

BEDROOM THREE 10'3" x 8'2" (3.14m x 2.51m) front aspect double glazed window. Built in over stairs storage cupboard.

BATHROOM rear aspect obscure double glazed window. Three piece white suite with panel enclosed bath, Mira Sport electric shower over, pedestal hand basin, low level wc, tiled walls and flooring. Recessed lighting, extractor.

OUTSIDE

The front has a brick retained wall to two sides and hedging to the other. Off road parking for 2-3 vehicles. The front garden is paved and Astro turfed for low maintenance. From the drive there are gates giving access to the rear garden which in turn leads to **BRICK BUILT SINGLE GARAGE** with up and over door, side window and personal door to garden.

The rear garden is a nice size and is fenced and hedged to all three sides. Paved patio, good areas of sculptured lawn and additional full width patio to the rear of the plot with space for timber shed/summer house. Extended 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.

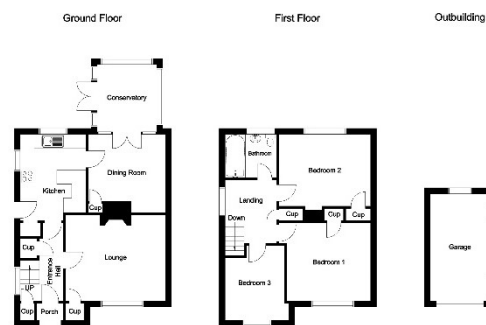
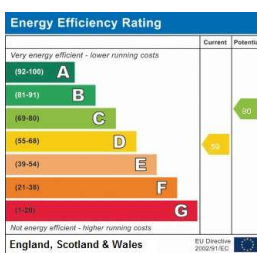
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 November 2022.



IMPORTANT NOTICES

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