



Elizabethan Gardens, Retford, Nottinghamshire

STUNNING FOUR BEDROOM DETACHED FAMILY HOME | SOUGHT AFTER LOCATION | FABULOUS VIEWS OF THE CANAL | IMMACULATEDLY PRESENTED | MASTER EN-SUITE | MODERN KITCHEN/DINER | INTEGRAL GARAGE | ENCLOSED REAR GARDEN | GOOD COMMUTING LINKS TO LONDON KINS CROSS 1HR 30 MINS | ***BOOK YOUR VIEWING TODAY ***

Asking Price: **£375,000 (Guide Price)**

KW LEEDS
KELLERWILLIAMS

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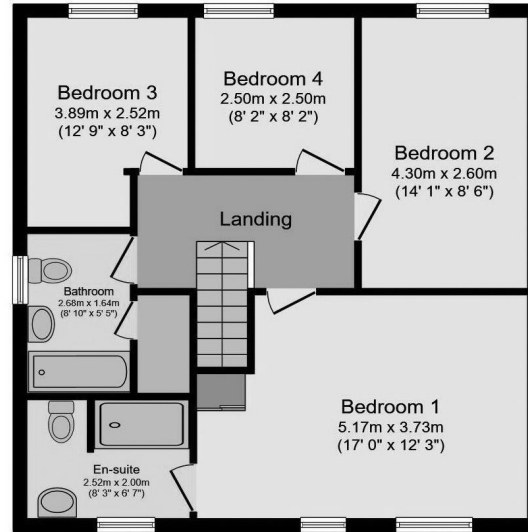
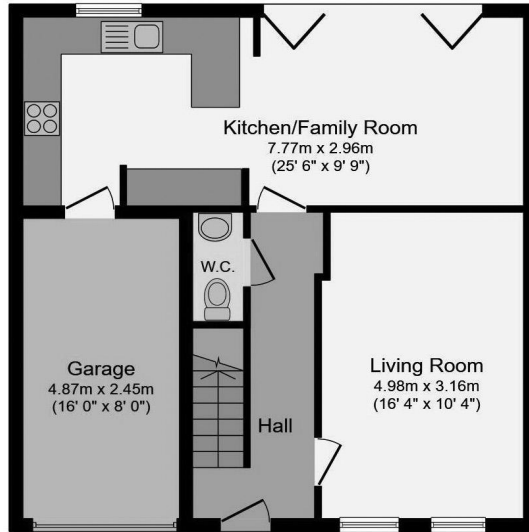
surfaces and integrated appliances. Bi-folding doors leading out to the rear garden with its beautiful views, sitting room to the front elevation, and downstairs WC. To the first floor, four bedrooms with master en-suite, the other three are served by a modern family bathroom. The rear garden is lovingly maintained, with mature shrubs, steps lead down to the Chesterfield canal with decking area to sit and enjoy a glass of wine while watching the boats and punts go by. To the front aspect a small garden, parking for two vehicles and access to the integral garage. The property benefits from UPVC double glazing and gas central heating throughout. Retford benefits from some highly rated schools including, Bracken Lane Primary and St.Giles school which caters for 3 to 18 year olds. The town also benefits from some very good Restaurants, bars and various shopping outlets. Please refer to floorplan for measurements. ****TAKE A WALK THROUGH THE PROPERTY WITH OUR VIDEO TOUR..... book your viewing today.....AS EARLY VIEWING IS RECOMMENDED....****





Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Total floor area 127.1 sq.m. (1,369 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	87
(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	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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OPENING HOURS

None