



36 RICHMOND ROAD, RETFORD  
£370,000

**BROWN & CO**

## 36 RICHMOND ROAD, RETFORD, DN22 6SJ

### DESCRIPTION

An immaculately presented detached family home built in 1947 on a double and bold corner plot. The property benefits from a dual aspect lounge dining room, modern fitted breakfast kitchen and the addition of a conservatory. There is a ground floor cloakroom, three bedrooms, plus shower room. The property does offer scope for further extension, subject to usual planning consents. There is ample parking with space to create additional parking as well as a single garage.

### LOCATION

Richmond Road is on the eastern fringes and is within comfortable distance of Retford town centre providing comprehensive shopping, leisure and recreational facilities as well as a mainline railway station. Carr Hill School is within walking distance and there are bus services from Tiln Lane. In addition, there are countryside walks accessible.

### DIRECTIONS

What3words:///drama.nearly.trial

### ACCOMMODATION

Part glazed UPVC door into

#### GOOD SIZED ENTRANCE HALL 19'0" x 8'5" (5.80m x 2.60m)

maximum dimensions with one side aspect obscure double glazed window and one additional double glazed window overlooking the garden. Laminate flooring, moulded skirtings. Spotlight, telephone point, under stairs storage cupboard, stairs to first floor landing.

**CLOAKROOM** White low level wc with concealed cistern (refitted May 2023). Corner wall mounted hand basin with tiled splashback, ceramic tiled floor. Extractor fan and two obscure double glazed windows.

### LOUNGE DINING ROOM

Lounge Area 11'0" x 10'9" (3.37m x 3.32m) front aspect with floor to ceiling double glazed bay window with Hilary's fitted shutters. Bench window seat with storage beneath. Feature modern fireplace with stone effect electric fire. Moulded skirtings, TV point.



Dining Area 12'9" x 10'9" (3.93m x 3.32m) moulded skirtings, double glazed French doors leading into



CONSERVATORY 11'9" x 12'9" (3.62m x 3.94m) brick base with double glazed windows and French doors leading into the garden. TV aerial lead, polycarbonate vaulted ceiling with central light and ceiling fan.



KITCHEN 15'9" x 8'5" (4.86m x 2.59m) maximum dimensions, side aspect double glazed window and half glazed door to garden. An extensive range of cherry fronted base and wall mounted cupboard and drawer units with 1 ¼ stainless steel sink drainer unit with mixer tap, integrated dishwasher, space and plumbing for washing machine and upright fridge freezer. Built in Neff electric double oven and grill, four ring gas stainless steel hob with extractor canopy above. Ample working surfaces, part tiled walls, concealed lighting to the wall cupboards. Recessed lighting, wall mounted gas fired central heating condensing central heating boiler.



## FIRST FLOOR

**LANDING** with front aspect double glazed window with fitted Hilary's shutters. Moulded skirtings, access to part boarded roof void with light and ladder. Spotlighting.

**BEDROOM ONE 12'9" x 10'9" (3.94m x 3.31m)** rear aspect double glazed window with views to the attractive gardens. Oak coloured laminate flooring, moulded skirtings, TV aerial lead.



**BEDROOM TWO 11'0" x 10'9" (3.37m x 3.32m)** front aspect double glazed window with fitted Hilary's shutters. Moulded skirtings.



**BEDROOM THREE 9'8" x 8'6" (2.98m x 2.61m)** rear aspect double glazed window with views to the attractive rear garden. Built in airing cupboard with factory lagged hot water cylinder, fitted immersion and shelving above.

**SHOWER ROOM 8'6" x 5'4" (2.61m x 1.64m)** two side aspect obscure double glazed windows. Full width walk in shower cubicle, part tiled and part mermaid boarding. Glazed shower screen and mains fed shower. White pedestal hand basin with mixer tap, low level wc. Two chrome towel rail radiators. Part tiled walls. Recessed lighting and extractor.



## OUTSIDE

The front has walls, dwarf box hedging and laurel hedging to the sides and front. A drop kerb giving access to the herringbone style block paved drive providing parking for 1/2 vehicles and path. Two good areas of lawn with flower surrounds. External electric socket. Double iron gates leading into the inner driveway with space for one further vehicle and in turn leads to the brick built **SINGLE GARAGE** with up and over door, power and light. The garden is a great feature of the property, is well stocked and established and divided into several parts. Side piece of garden to the driveway which is shingled, paved and slated for low maintenance with electric socket (ideal for caravan/campervan). Laurel hedging, paving to the side which leads to a timber apex roofed shed.

From the driveway is an additional herringbone patio and path leading to the main garden which is walled and hedged to all sides. French drain to the end of the patio, attached greenhouse to the rear of the garage, a good area of manicured sculptured lawn and with established and well stocked flower beds and borders including bird baths, statues and urns. The rear of the plot is pebbled for low maintenance with a small summer house, barked area for trampoline or swing and a circular boxed hedge feature with statue and yucca's to the rear. 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 C.

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.

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.

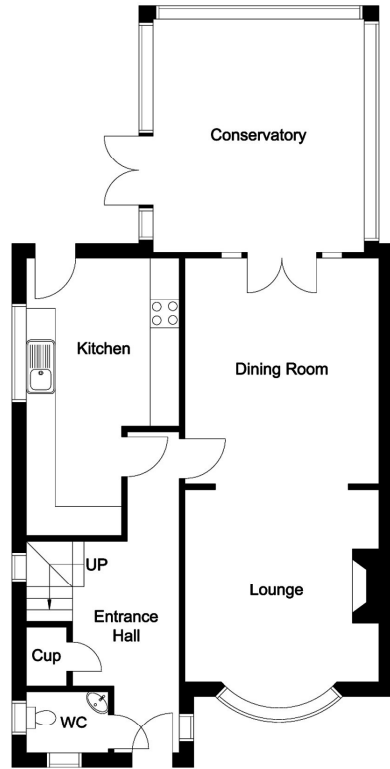
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them 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 May 2023.

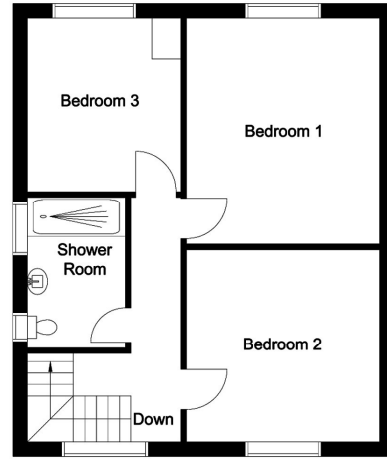
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-)		
B	(81-91)		
C	(69-80)		
D	(55-68)	65	79
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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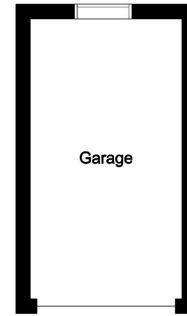
Ground Floor



First Floor



Outbuilding



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