



3 HINE CLOSE RETFORD

A modern and well constructed three bedroom semi detached house with three good sized bedrooms, en suite to the master, off road parking for 2/3 vehicles and enclosed rear garden. Located in this desirable and sought after cul-de-sac location.

£195,000

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Property and Business Consultants

3 HINE CLOSE, RETFORD, NOTTINGHAMSHIRE, DN22 7ZH

LOCATION

The property enjoys frontage to the appealing and exclusive cul-de-sac of Hine Close, lying just off All Hallows Street and situated near to the contemporary designed vicarage offering rearward views to the Church of Hallows.

The property lies within comfortable reach of the local Ordsall amenities including shops, post office, junior school and leisure centre, secondary school and post-16 educational establishments. Retford town centre is a short car journey away.

DIRECTIONS

Leaving Retford Market Square via Grove Street, turn right at the traffic lights onto Arlington Way. Turn left at the crossroads of lights onto London Road and at the first mini roundabout turn right. At the T-junction turn right, sweep round the church and turn left, where the property will be located on the left hand side.

ACCOMMODATION

Front door into good sized

ENTRANCE HALL 17'0" x 6'8" (5.22m x 2.08m) maximum dimensions with turning staircase to first floor landing, side aspect high level double glazed window.

CLOAKROOM front aspect obscure double glazed window, white low level wc, pedestal hand basin with tiled splashback and mixer tap, ceramic tiled floor, extractor fan.

L-SHAPED LOUNGE DINING ROOM 15'9" x 14'9" (4.85m x 4.53m) maximum dimensions with double glazed window and double glazed French doors looking into and leading into the garden. TV point, telephone point, under stairs storage cupboard.

KITCHEN BREAKFAST ROOM 11'9" x 8'6" (3.61m x 2.62m) front aspect double glazed window. A good range of cream coloured base and wall mounted cupboard and drawer units with 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine, built in electric oven with four ring electric hob with stainless steel splashback and matching extractor canopy. Good working surfaces with matching splashbacks, space for upright fridge freezer, ceramic tiled flooring, recessed downlighting.

FIRST FLOOR

GALLERY STYLE LANDING with access to roof void. Built in cloaks cupboard with shelving, built in cupboard housing the wall mounted gas fired central heating combination boiler with a range of shelving.

BEDROOM ONE 9'4" x 8'10" (2.87m x 2.74m) measured to front of built in double wardrobes, rear aspect with double glazed window with views to the garden and the All Hallows graveyard, TV point, door to

EN SUITE SHOWER ROOM with tiled enclosed shower cubicle with glazed bi-fold screen and independent shower unit, low level wc, wall mounted hand basin with mixer tap, part tiled walls, ceramic tiled flooring, extractor fan.

BEDROOM TWO 8'6" x 8'0" (2.63m x 2.47m) front aspect double glazed window.

BEDROOM THREE 9'2" x 6'9" (2.79m x 2.10m) front aspect double glazed window, telephone point.

FAMILY BATHROOM high level obscure double glazed window, three piece white suite with P-shaped panel enclosed bath with glazed screen, mixer tap and independent shower, wall mounted hand basin, with mixer tap, low level wc, ceramic tiled flooring, part tiled walls, recessed downlighting and extractor.

OUTSIDE

The front of the property has box hedging surround with two sloped pathways, paved path and some established shrubs. External water supply. Herringbone style block paved off road parking for 2/3 vehicles and gate giving access to the rear garden.

The rear garden has full width paved patio, external lighting. A good area of lawn and space for timber shed.

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 B.

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.

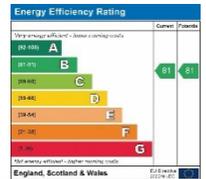
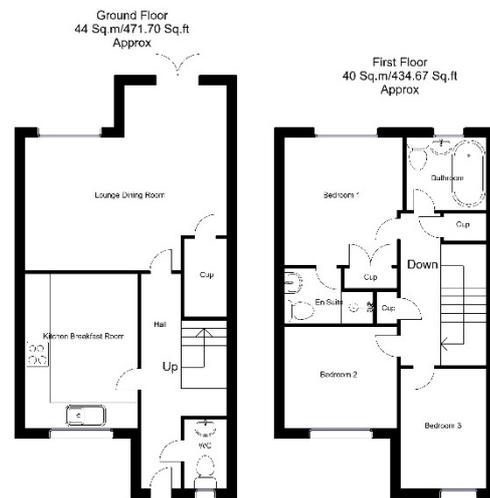
Viewing: Please contact the Retford office on 01777 709112.

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.

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

These particulars were prepared in October 2021



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