

# FIVE STAR

P R O P E R T Y



## 13 Myrtle Street

, Retford, DN22 7BS

**Offers In The Region Of £200,000**



1930's DETACHED BUNGALOW - STYLISH & UNIQUE PRESENTATION THROUGHOUT - TWO BEDROOMS - LOUNGE WITH WOODBURNER - KITCHEN - CONSERVATORY - REAR GARDEN - OFF ROAD PARKING - CHARACTERFUL FETAURES THROUGHOUT - GAS CENTRAL HEATING - DOUBLE GLAZING - QUIET LOCATION ONLY MOMENTS FROM RETFORD TOWN CENTRE - VIEWING ADVISED.



## Storm Porch

Having an external light, stone flooring and the original solid wooden door with stained glass window that opens through into the:

**Entrance Hall 14'1" x 3'5" x 5'7" x 4'4" (4.29m x 1.04m x 1.70m x 1.32m)**

With access to the principle first floor accommodation, radiator, dado rail, picture rail, built in cupboard loft access point and wooden flooring.

**Lounge 12'6" into bay x 11'1" (3.81m into bay x 3.38m)**

Offering a front facing bay window, wood burning stove set within a stylish period wooden fire surround and a tiled hearth. Wood flooring, picture rail and low-level school pipe style radiators.

**Kitchen 11'2" max x 10'9" min (3.40m max x 3.28m min)**

A range of base units and a larder cupboard with draws below, worktops and stainless-steel sink and drainer set over. side facing window, roll top column radiator, wall mounted gas fired combination boiler, coving, space and plumbing for a range of white goods and quarry tiled flooring that extends through into the:

**Lobby 2'9" x 2'8" (0.84m x 0.81m)**

With storage above, access into the conservatory, WC and the:

**Pantry 4'7" x 4'4" (1.40m x 1.32m)**

Having space for further white goods and quarry tiled flooring.

**WC 4'5" x 2'6" (1.35m x 0.76m)**

Having a high flush WC, quarry tiled flooring, internal window to the conservatory and a radiator.

**Conservatory 10'8" x 10'8" (3.25m x 3.25m)**

Offering access and views to the rear garden, accent wall lighting, radiator and wooden flooring.

**Master Bedroom 13'6" into bay x 10'9" (4.11m into bay x 3.28m)**

With a front facing bay window, radiator, wood flooring and a picture rail

**Bedroom Two 14'8" x 9'10" (4.47m x 3.00m)**

Having a set of French doors to the rear garden, rear facing window, picture rail and wooden flooring.

**Bathroom 6'10" x 4'5" (2.08m x 1.35m)**

Comprising of a three piece suite which includes a panel bath tub, low flush WC, wash hand basin with vanity basin unit below, side facing window, radiator and coving to the ceiling.

## Garden

A mature rear garden offering a high degree of privacy. Patio area leading from the conservatory and bedroom two, the patio extends onto a lawn garden with a variety of mature planting to the perimeter. The garden has space for a log store and garden shed and extends to the side of the property giving access to the parking area at the front.

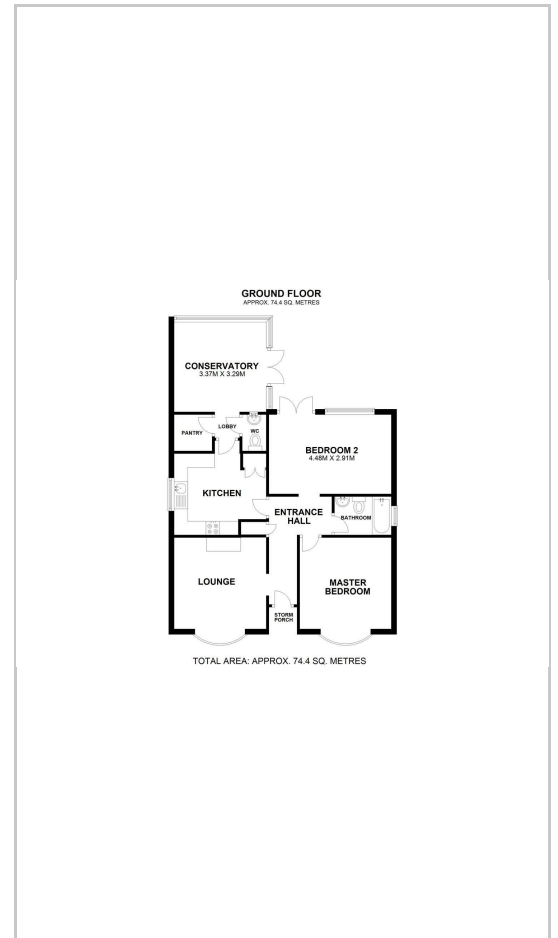
## Parking

A block paved area provides off road parking to the front of the property.

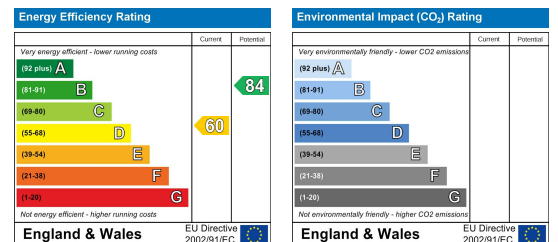
## Area Map



## Floor Plans



## Energy Efficiency Graph



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