

BURGIN ATKINSON

& C O M P A N Y



14 Rutland Road

, Retford, DN22 7HF

£399,950



EXTENSIVE FIVE BEDROOM DETACHED HOME - CONVENIENTLY LOCATION ON A QUIET CUL-DE-SAC - EXCEPTIONALLY PRESENTED THROUGHOUT - THREE RECEPTION ROOMS - THREE BATHROOMS - BEAUTIFUL ENCLOSE REAR GARDEN - INTEGRAL DOUBLE GARAGE - OFF STREET PARKING FOR SEVERAL VEHICLES - EPC : TBC - COUNCIL TAX : D



Description

This four bedroom detached property is conveniently situated on a quiet cul de sac off the ever popular London Road, this house enjoys close proximity to the array of amenities, recreational facilities, bars, boutiques, open countryside, and primary and secondary schools that Retford has to offer. Bracken Lane Primary Academy, having most recently achieved good Ofsted ratings, is just a two minutes drive. Retford Train Station, offering a direct line to London King's Cross in less than 90 minutes at selected times is also within easy reach.

Internally, this property begins in the welcoming entrance hall which offers access to the spacious yet cosy living room which is of a dual aspect and offers double patio doors leading into the rear garden and a second set of doors leading into the sun room. The living room features a gas fire with marble fireplace and hearth and is partitioned off the dining room which features a bay window. The kitchen is modern and fitted with oak base wall units and complimentary work tops, integrated BOSCH double oven and warmer drawer and hob with extractor above. The kitchen dining area offers a bespoke oak window seat and double patio doors leading out into the rear garden. The sunroom is fitted with laminate flooring and creates an ideal space for relaxing and the free flowing open plan layout downstairs creates an ideal space for entertaining. To the ground floor is also a cloakroom fitted with mosaic flooring, a w/c and hand wash basin set into a vanity unit.

To the first floor, you will find the master bedroom which features a bay window to the front aspect, fitted wardrobes and an en suite shower room consisting of a w/c, hand wash basin and shower cubicle. Bedroom Two is also a double with fitted wardrobes and an en suite shower room consisting on a w/c, hand wash basin and shower cubicle. Bedroom Two is a double also with fitted wardrobes, bedroom four is currently being utilised as an office and bedroom five is of a slightly smaller size. The main four piece suite bathroom is spacious and hosts a panelled bath, a shower cubicle, hand wash basin set into a vanity unit and a w/c.

Externally, the rear garden is mostly laid to lawn with a spacious patio area offering two seating areas. To the front of the property, there is a spacious driveway offering parking access for numerous vehicles and access into the double integral garage. There is a pathway down the side of the property leading to the rear of the plot.

To view your dream home, call 01777 712611.

Living Room 21'5" x 11'8" (6.54 x 3.58)

Dining Room 17'4" x 11'9" (5.29 x 3.60)

Kitchen 15'5" x 19'0" (4.70 x 5.81)

Sunroom 15'8" x 7'11" (4.78 x 2.43)

WC 3'0" x 7'6" (0.92 x 2.29)

Bedroom One 12'2" x 12'6" (3.73 x 3.83)

En-Suite 3'3" x 9'6" (1.00 x 2.91)

Bedroom Two 10'7" x 10'7" (3.25 x 3.24)

En-suite 5'5" x 4'0" (1.67 x 1.23)

Bedroom Three 11'4" x 9'6" (3.47 x 2.91)

Bedroom Four 9'5" x 9'1" (2.88 x 2.79)

Bathroom 9'0" x 6'9" (2.75 x 2.07)

Bedroom Five 9'8" x 7'3" (2.96 x 2.22)

Landing 7'9" x 17'5" (2.38 x 5.33)

Garage 17'0" x 15'2" (5.2 x 4.64)

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band D.

Services: Mains water, electricity and drainage are connected along with a mains gas central heating system. Please note, we have not tested the services 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.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

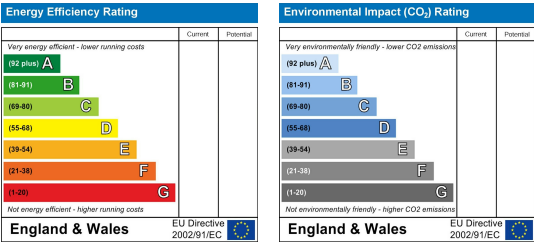
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.