



NEWTONFALLOWELL 

22 Blackstope Lane

Retford, Nottinghamshire, DN22 6NF

£250,000



NEWTONFALLOWELL 

This is a very well presented detached bungalow on Blackstope Lane, which is located within easy walking distance of the town centre. Offered with no upward chain, the bungalow boasts three double bedrooms (with en-suite wet room to the master), a fitted dining kitchen, lounge, garden room, utility room and family bathroom. The bungalow also features an enclosed lawned garden to the rear with sandstone patio area, as well as a driveway and garage providing ample off road parking.

ENTRANCE HALL

15'4" x 3'6" min (4.69 x 1.08 min)



Composite obscure double glazed front entrance door with matching sidelight, timber effect laminate floor covering, range of sliding-doored cloaks cupboards with hanging rail and shelving within, two double panel radiators, hatch accessing roof space (gas fired central heating boiler situated in roof space).

DINING KITCHEN

15'3" x 13'0" (4.67 x 3.97)



Fitted with a range of cream gloss base and wall units consisting of cupboards and drawers underneath timber effect work surfaces. Appliances include a 'Hotpoint' double oven with grill, 'Indesit' four ring ceramic induction hob with brushed stainless steel extractor hood above, integrated fridge-freezer, integrated 'Tecnix' dishwasher, 'Franke' 1 1/4 bowl stainless steel sink and drainer with chrome mixer tap. Telephone point, wall mounted thermostatic control for the central heating, double panel radiator, range of ceiling mounted downlighters, timber effect laminate floor covering continuing from entrance hall, uPVC double glazed French doors with matching sidelights leading out to the rear garden, further French doors leading into:

LOUNGE

15'3" x 11'3" (4.67 x 3.45)



Double panel radiator, ceiling mounted downlighters, television point, display recesses with downlighters, uPVC double glazed French doors leading into:

GARDEN ROOM

10'10" x 10'9" (3.31 x 3.29)



Upvc double glazed windows to left, rear and right aspects, matching French doors to left aspect, double glazed roof light to right aspect, power and light.

UTILITY ROOM

8'8" x 8'7" (2.66 x 2.63)



Fitted with a range of shaker-style base units consisting of cupboards and drawers underneath solid timber work surfaces with tiled upstands. Integrated 'Beko' washing machine, 'Twyford' under mounted Belfast sink with pull-out mixer tap, upright ladder units, uPVC double glazed French doors leading out to rear garden, double panel radiator, tiled floor covering, door leading to garage.

MASTER BEDROOM

11'5" x 11'5" (3.49 x 3.49)



Upvc double glazed window to front aspect, double panel radiator, television and telephone points, fitted wardrobe units, archway leading into:

EN-SUITE WET ROOM

8'5" x 4'6" (2.59 x 1.39)



Wash hand basin with contemporary chrome mixer tap and illuminated mirror above, low-level dual flush w.c. with concealed

cistern and a walk-in shower enclosure with mains fed deluge shower and handheld shower attachment. Tiled floor covering, wall mounted mirror, ceiling mounted extractor fan., underfloor heating, chrome ladder style towel radiator.

BEDROOM TWO

15'6" x 8'11" (4.74 x 2.72)



Two uPVC double glazed obscure windows to right aspect, two double glazed roof lights to right aspect, television and telephone points, double panel radiator.

BEDROOM THREE

14'8" x 7'6" (4.49 x 2.31)



Upvc double glazed window to front aspect, double panel radiator.

FAMILY BATHROOM

9'10" x 6'5" (3.00 x 1.97)



Three-piece suite consisting of a panel bath with chrome side fill mixer tap and handheld shower attachment, low-level flush w.c. and a wash hand basin with chrome mixer tap and drawer below.

Upvc double glazed obscure window to left aspect, ceramic tiled floor covering, tiled splashbacks to areas of wash hand basin and bath, ceiling mounted downlighters an extractor fan, chrome ladder style towel radiator, underfloor heating.

EXTERNALLY



The garden to the rear is south-facing, and laid mainly to lawn and is enclosed behind fencing to all aspects. The garden features a timber shed, a sandstone patio area immediately to the rear of the property, an external water supply and security lighting, as well as apple and pear trees.

GARAGE

16'6" x 8'8" (5.04 x 2.65)

Electrically operated roller-shutter door to front aspect, power and light.

COUNCIL TAX

Band D

TENURE

Freehold

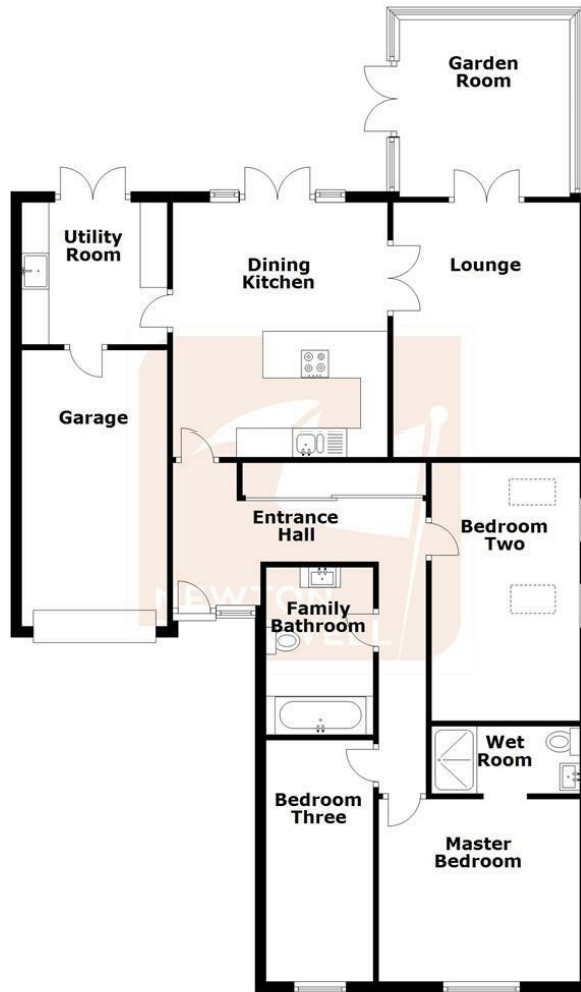
SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Ground Floor



Total area: approx. 128.3 sq. metres (1380.6 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



t: 01777713910 e: retford@newtonfallowell.co.uk

www.newtonfallowell.co.uk