

# 4 Winston Grove, Retford Notts, DN22 6SQ



A Three bedroom detached bungalow occupying cul de sac position within popular residential area of the town, The well planned accommodation features Gas central heating system, double glazing, modern shower room, early vacant possession and briefly comprises Lounge/Dining , Breakfast kitchen, garden room, three bedrooms, refitted shower room, private driveway with carport and garage, attractive well establish gardens.

The town centre with good range of amenities is within convenient travelling distance and the property is well situated for the surrounding areas major towns and cities

Doncaster 20.1 miles, Lincoln 21.7miles, Newark 22.8miles , Sheffield 35.7 miles, Nottingham 31.3miles, A1 Ranby 4.5miles,  
(All mileages are approximate

**Guide Price: £235,000**

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## LOCATION

Winston Grove is a pleasant cul de sac to the edge of the town easily found when leaving the town along the A620 continue up Moorgate hill turning left onto Tiln Rd and taking the first right onto Bigsby Rd, continue past the turning for Cornwall Rd and take the next left into Winston Grove where the property will be found on the right hand side.

## ACCOMODATION

Upvc Side door  
Breakfast Kitchen 4.37m (14' 4") x 2.60m (8' 6") – Good range of units comprising one and half bowl single drainer sink unit with worktops, cupboards and deep pan drawers below, four ring gas hob with cooker hood opver. Bosch electric oven set into vertical oven housing with cupboard above and drawers below, wall cupboards broom cupboard, recessed ceiling lights.plumbing for washing machine, radiator.Twin Upvc double glazed windows.

Lounge/Dining Room 6.45m(21'1") x 4.74m(15' 6")Max-Feature oak style fireplace with marble style inserts and raised tiled hearth with living flame coal effect gas fire, two radiators, coving, Three Upvc double glazed windows giving good natural light.

Inner Hall access to roof via extending loft ladder and housing gas central heating boiler, built in linen cupboard with radiator

Bedroom 1 (Rear) - 4.20 m (13'9") x 2.98 m (9'9") – radiator. Built ladies and gentlemen's wardrobes, coving, Upvc double glazed window with garden views.

Bedroom 2 (Rear) 3.18m (10'5") x 2.95m (9'8")- Radiator, glazed and paneled pine double doors open into:

Garden Room 3.13m (10'3") x 2.92m (9'6") - Radiator, French doors open into attractive garden.

Bedroom 3(Rear) 3.17m (10'4") narrowing to 2.38m (7'9") x 2.92m (9'6")

Modern Shower Room 3.13m x 1.47m – large tiled enclosed Shower area with plumbed shower, vanity wash basin and Low flush WC set into surround with cupboards below, ladder towel/radiator

## THE GARDENS AND GROUNDS

The property is served by a private driveway to carport and single garage 4.86m(15' 11") x 2.50m (8' 2") with power & light, up and over door and side door, Well established gardens with lawns and shrubs to front, side path to enclosed rear garden with lawns, borders gravel and paved terrace areas, small vegetable plot and apple tree. The plot extends to approximately 0.0373Ha (0.0923 Acres)

## General Remarks

### Tenure

The property is understood to be freehold.

### Services

Mains, gas water, electricity and drainage, are understood to be installed. Services have not been checked or tested and purchasers should make their own enquiries.

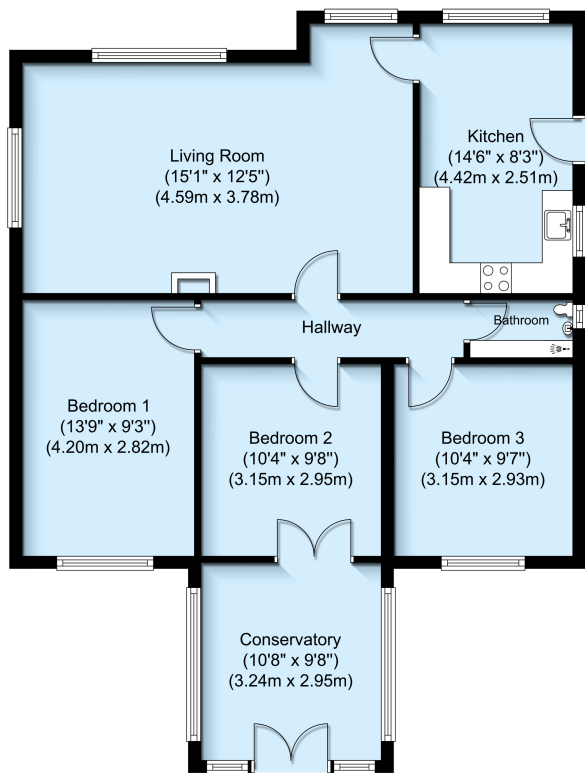


Illustration for identification purposes only, not to scale.

11/01/2021 Energy performance cert

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

The graph shows this property's current and potential energy  
 Properties are given a rating from A (most efficient) to G (least  
 Properties are also given a score. The higher the number the  
 The average energy rating and score for a property in England

**Purchasing This Property**

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Clients decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

**Money Laundering Regulation 2003**

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.