



Alexander Jacob  
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**Marquis Gardens**  
Retford

**Offers Over £350,000**

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# Marquis Gardens Retford

Generous THREE DOUBLE BEDROOM Detached Bungalow

## Property Overview

- \*\*NO UPWARD CHAIN\*\*
- TWO RECEPTION ROOMS
- Master Bedroom Complete with Master En Suite
- Set within Wrap Around Laid to Lawn Gardens
- Private Driveway & Detached Double Garage Providing Ample Parking
- Nestled Away on an Esteemed Cul De Sac off London Road
- Close Proximity to Everyday Conveniences, Leisure Facilities, Bars, Boutiques & Schools
- Council Tax Band: D EPC Rating: C



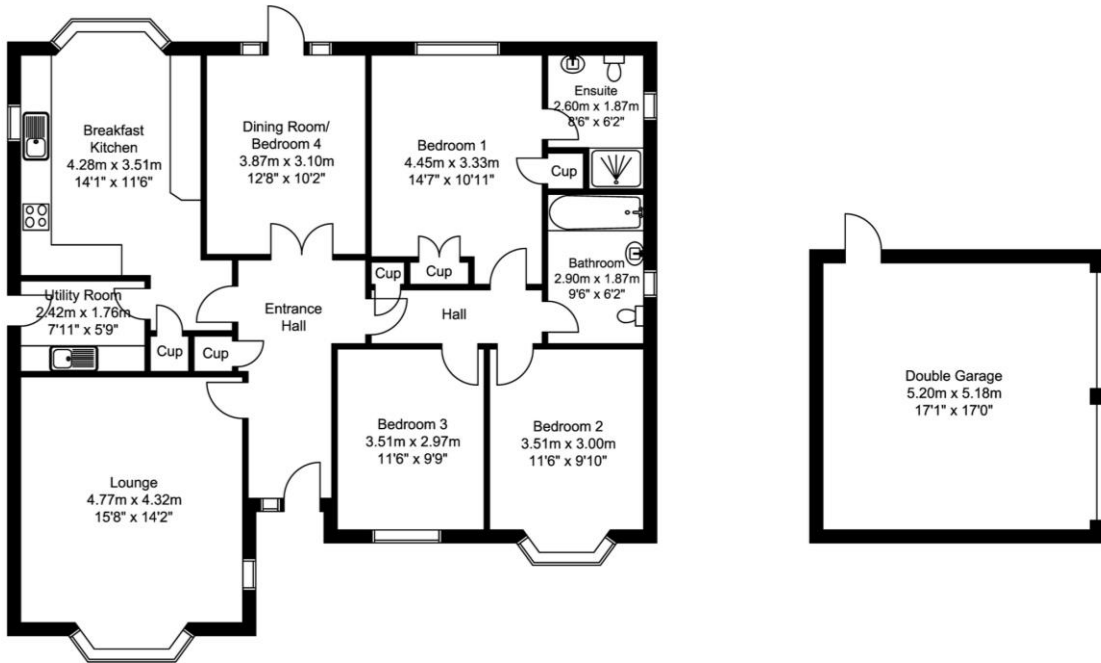
We are delighted to welcome this generous THREE DOUBLE BEDROOM detached bungalow to the market. Measuring in excess of 1302 sq ft., the well proportioned living accommodation briefly comprises of entrance hall, lounge, breakfast kitchen, utility room, dining room, master bedroom complete with master en suite, two further sizeable bedrooms and a family bathroom. Set within wrap around laid to lawn gardens, parking is also well catered for on a private driveway leading to a detached double garage, equipped with power and lighting. Nestled away on an esteemed cul de sac off London Road, the corner plot enjoys a wealth of everyday conveniences, leisure facilities, bars, boutiques, and primary and secondary schools in its locality. Both Bracken Lane Primary Academy and Retford Oaks Academy, having most recently achieved good Ofsted ratings, are just a short drive away. Early viewing is considered essential to fully appreciate the potential and prime town setting being offered for sale.

*Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.*

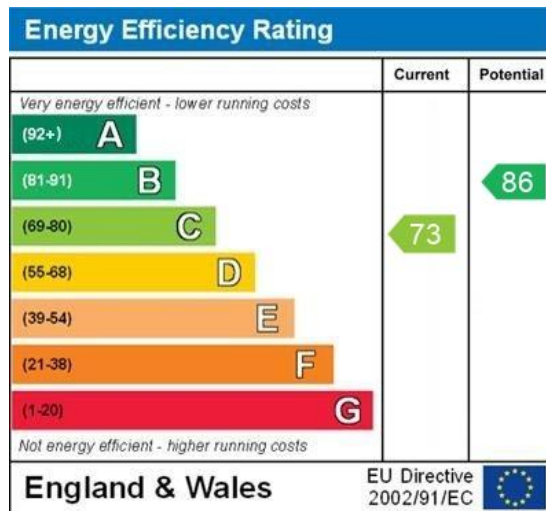


**Ground Floor**  
121 sq m/1302.43 sq ft  
Approx.

**Outbuilding**  
27 sq m/290.62 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2024



**Tenure & Charges:** Freehold- Vacant possession will be given upon completion

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.