



**Rutland Road
Retford**

Offers in the Region of £350,000

Rutland Road Retford

Extensive FIVE BEDROOM Detached Family Home

Property Overview

- ****NO UPWARD CHAIN****
- TWO RECEPTION ROOMS
- Well Appointed Master Bedroom Complete with Two Integral Storage Cupboards & Master En Suite
- Private Driveway & Single Integral Garage
- Sizeable, Well Maintained Laid to Lawn Rear Garden



A wonderful opportunity to acquire an extensive FIVE BEDROOM detached family home. Beautifully arranged over two storeys, the versatile living accommodation briefly comprises a welcoming entrance hall, generous lounge, dining room, well appointed kitchen boasting integrated appliances, utility room, ground floor WC, master bedroom complete with master en suite and plentiful storage, four further bedrooms also enjoying integrated storage, and a modern family bathroom. The frontage sees a private driveway and single integral garage, whilst a sizeable, well maintained garden resides to the rear. Conveniently situated on a quiet cul de sac off the ever popular London Road, 32 Rutland Road sits just minutes away from the highly regarded Bracken Lane Primary Academy, and boasts close proximity to the array of everyday amenities, restaurants and leisure facilities the Georgian market town of Retford has to offer. 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. Viewings are highly recommended to fully appreciate the space and prime town setting being offered for sale.

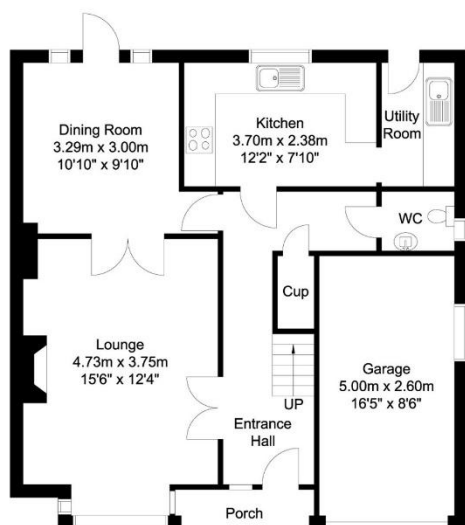
- Conveniently Located on a Quiet Cul De Sac off the Ever-Popular London Road
- Easy Access to Retford's Everyday Amenities, Restaurants, Leisure Facilities & Schools for All Age Groups
- Council Tax Band: D EPC Rating: C



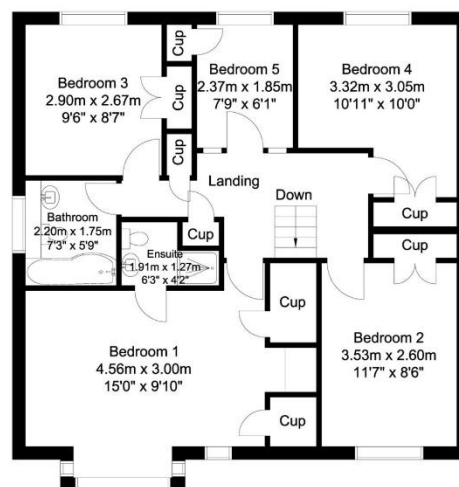
Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



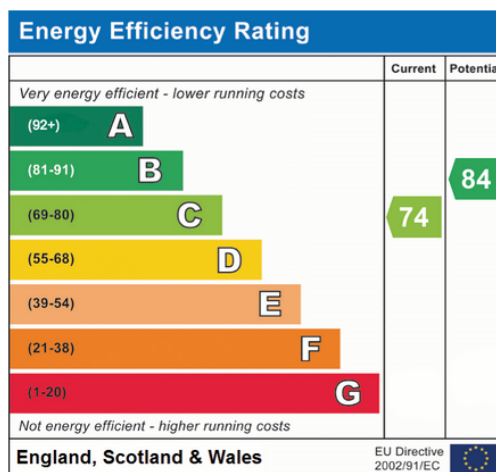
Ground Floor
72 sq m/775.00 sq ft
Approx.



First Floor
69 sq m/742.70 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 @2025



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.