



**Rutland Road  
Retford**

**Offers in the Region of £410,000**



# Rutland Road Retford

Extensive FIVE BEDROOM Detached Family Home

## Property Overview

- **\*\*NO UPWARD CHAIN\*\***
- **THREE RECEPTION ROOMS**
- Well Appointed Master Bedroom Complete with Two Integral Wardrobes & Master En Suite
- Generous Paved Driveway & Double Garage Providing Ample Parking



A wonderful opportunity to acquire an extensive FIVE BEDROOM detached family home, boasting a sleek kitchen and contemporary bathroom suites. Measuring an impressive 137 sq m., the versatile living accommodation briefly comprises of a porch, entrance hall, study/ playroom, lounge, dining room, kitchen, ground floor WC, well appointed master bedroom complete with two integral wardrobes and master en suite, three further bedrooms benefitting from integral storage, fifth bedroom and a modern family shower room. Outside, a generous paved driveway and double garage caters for multiple vehicles, whilst a beautifully presented, well stocked garden and raised patio area reside to the rear. Conveniently situated on a quiet cul de sac off the ever popular London Road, the sizeable plot sits just minutes away from Bracken Lane Primary Academy, and enjoys close proximity to the array of everyday amenities, restaurants, bars and leisure facilities the historic market town of Retford has to offer, alongside weekly markets on the town square. 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.

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

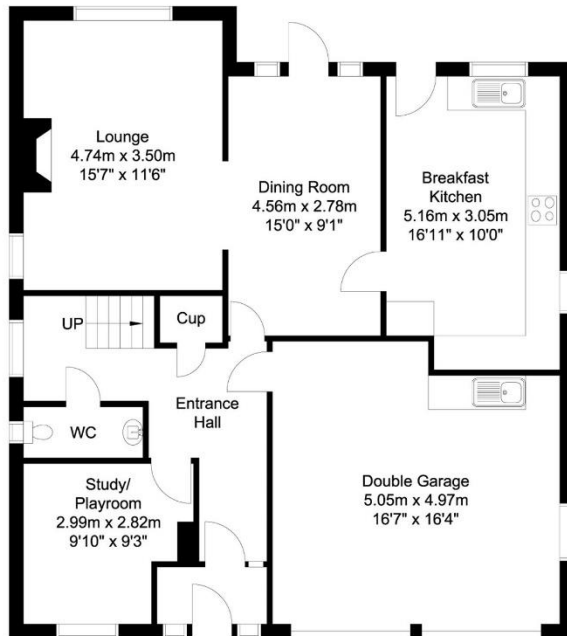




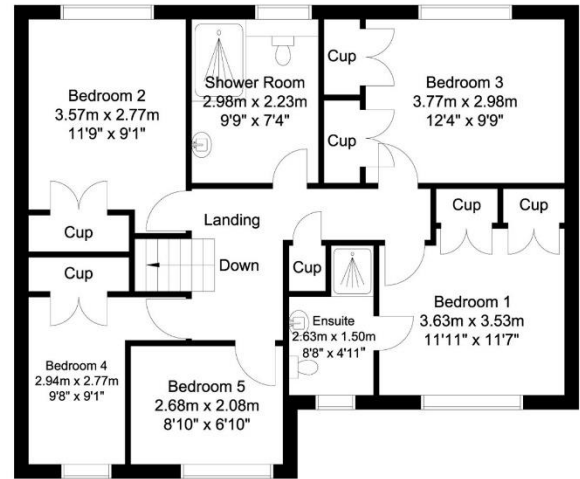
*Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.*



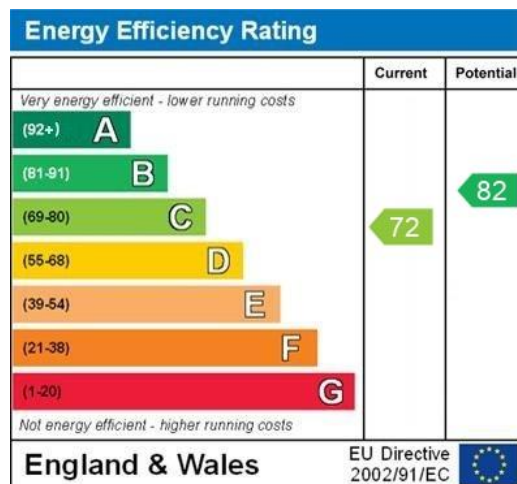
Ground Floor  
69 sq m/742.70 sq ft  
Approx.



First Floor  
68 sq m/731.94 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



**Property & Estates Consulting**

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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.