

# HUNTERS®

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## Holdenby Close

Retford, DN22 6UA

Guide Price £190,000



Council Tax: A





# 67 Holdenby Close

Retford, DN22 6UA

Guide Price £190,000



## DESCRIPTION

Briefly the property comprises lounge diner, kitchen, conservatory and studio to the ground floor with three bedrooms and bathroom to the first floor. Outside is a garden to the rear and drive to the front allowing off street parking for two vehicles. The property also benefits from gas central heating, double glazing and fibre internet connection.

Retford is a Georgian market town with a wealth of amenities including schools, shops, restaurants and sports facilities. It also lies on the East Coast mainline which facilitates travel to the capital and is only a short drive to the A1M and motorway access.

## ACCOMMODATION

A wooden overhang porch with gate leads up to a white uPVC door with two ornate glass panels giving access to:

### KITCHEN

9'0" x 12'11" (2.75m x 3.96m)

Range of wall and base units in cream with complementary worktops, built in oven and four ring induction hob and extractor fan over, integrated dishwasher, washing machine and fridge, ceramic sink and mixer tap, wood panel flooring, window to the front elevation and doors leading into the studio and lounge diner,

### LOUNGE DINER

17'5" x 11'5" (5.32m x 3.48m)

TV point, two USB points, doors into conservatory, window to the rear elevation and radiator.

### CONSERVATORY

10'8" x 8'11" (3.26m x 2.74m)

Tiled flooring, double doors opening to the rear garden and radiator.

## STUDIO

14'9" x 7'10" (4.50m x 2.40m)

Formerly the garage and now converted into a bespoke music studio, telephone point, storage area, spotlights to ceiling and window to the side elevation.

## FIRST FLOOR LANDING

Providing access to the bedrooms and bathroom, loft access, cupboard housing the boiler with shelving and wood panel flooring.

### BEDROOM ONE

9'10" x 8'3" (3.02m x 2.54m)

USB socket, wood panel flooring, window to the rear elevation and radiator.

### BEDROOM TWO

11'8" x 8'3" (3.56m x 2.54m)

TV point, window to the front elevation and radiator.

### BEDROOM THREE

9'2" x 8'10" (2.80m x 2.70m)

Window to the rear elevation, panel flooring and radiator.

## EXTERNALLY

The front of the property is laid to block paving allowing off street parking for two vehicles. A gate to the side leads to the rear garden which is laid to lawn with paving and wooden shed, outside tap.

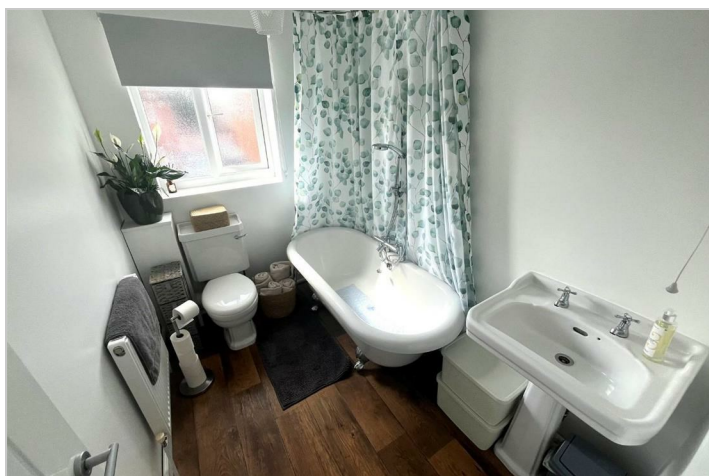
## COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'A'

## TENURE - Freehold

Tel: 01302 710773

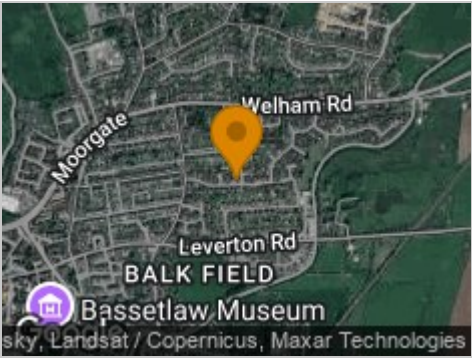
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Road Map



Hybrid Map



Terrain Map



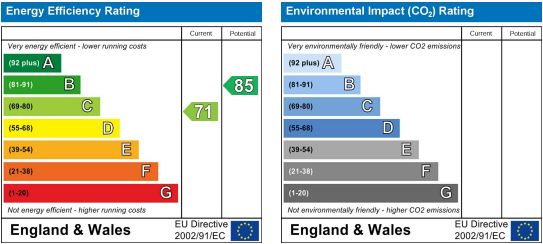
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.