

# HUNTERS®

HERE TO GET *you* THERE



## Winston Grove

Retford, DN22 6SQ

£250,000

3 1 1 D

Council Tax: C



# 11 Winston Grove

Retford, DN22 6SQ

£250,000



## ACCOMMODATION

uPVC double glazed entrance door leading into:

## ENTRANCE PORCH

uPVC double glazed windows to both the front and side elevation, radiator and glazed wooden door giving access to:

## LOUNGE DINING ROOM

21'4" x 13'10" to maximum dimensions (6.52m x 4.23m to maximum dimensions)

uPVC double glazed windows to both the front and side elevation, wooden fireplace and surround with marble backing and hearth and open fronted gas fire, two radiators and coving to ceiling. Door giving access to:

## KITCHEN

10'5" x 8'7" (3.18m x 2.62m )

uPVC double glazed window and entrance door to the side elevation. Fitted kitchen comprising base, drawer, larder and wall units with complementary worksurface, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over provision for automatic washing machine, space for low level appliance, radiator, tiled flooring and coving to ceiling.

## INNER HALLWAY

Doorway from Lounge.

Loft access, linen cupboard and doors giving access to:

## BEDROOM ONE

14'2" x 9'9" with recess into doorway (4.32m x 2.98m with recess into doorway)

uPVC double glazed window to the rear elevation with radiator below, range of fitted furniture including triple wardrobes, overhead storage cupboards and drawer units, coving to ceiling.

## BEDROOM THREE

10'4" x 10'0" to maximum dimensions (3.16m x 3.07m to maximum dimensions)

Wooden glazed folding doors to the rear elevation leading out to the Conservatory, radiator.

## CONSERVATORY

10'0" x 8'0" (3.06m x 2.45m )

Constructed of low level wall with uPVC double glazed frame and entrance door to the side elevation, pitched roof.

## BEDROOM TWO

10'5" x 9'8" (3.18m x 2.97m )

uPVC double glazed window to the rear elevation, radiator, fitted wardrobe and coving to ceiling.

## BATHROOM

6'9" x 5'3" (2.07m x 1.62m )

uPVC double glazed window to the side elevation, three piece bathroom suite comprising w.c., wash hand basin, panel sided bath with mixer shower over, tiling to both walls and flooring and radiator.

## EXTERNALLY

To the front is a low maintenance gravel garden with mature planted borders and block paved driveway allowing off road parking leading to the detached single Garage with automatic door, light and power.

Pathways leads to either side of the property giving access to the enclosed mature rear garden which is mainly laid to lawn with planted borders, slabbed patio area and vegetable plot, two wooden garden sheds.

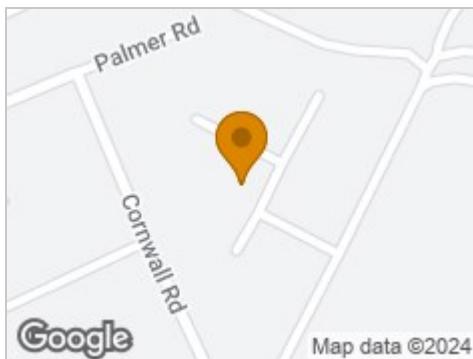
#### COUNCIL TAX

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

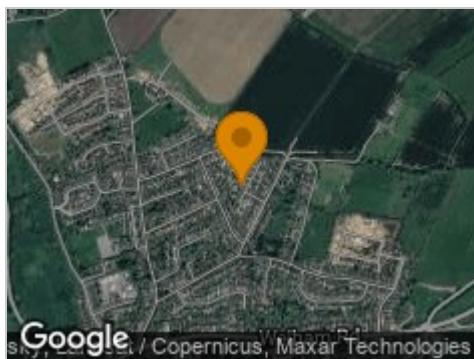
#### TENURE - FREEHOLD



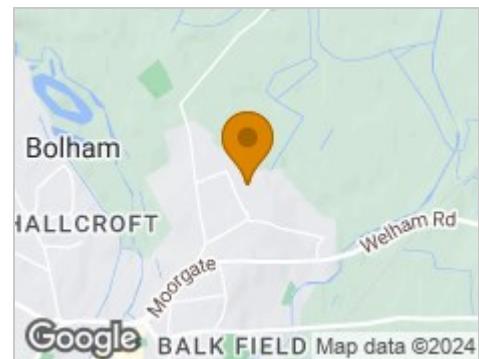
## Road Map



## Hybrid Map

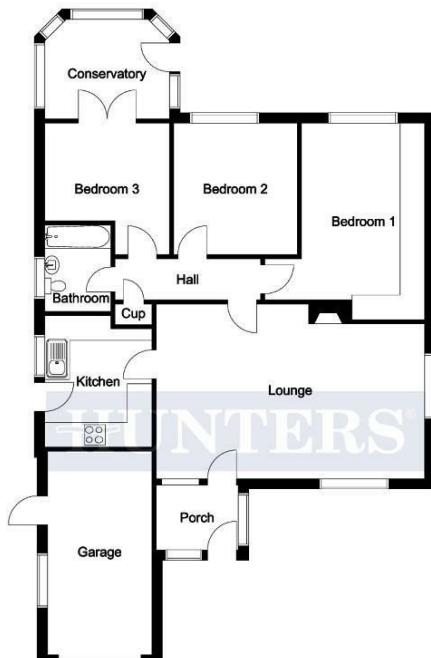


## Terrain Map



## Floor Plan

102 sq m/1097.91 sq ft  
Approx.

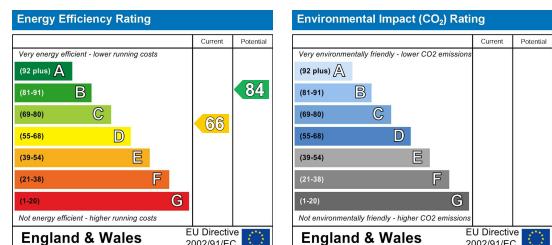


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.  
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## 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.