

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Water Lane

Retford, DN22 6SZ

£125,000



Council Tax: A





# 6 Water Lane

Retford, DN22 6SZ

£125,000



## ACCOMMODATION

Accessed via white uPVC door leading into a porched Entrance with two doors one leading into the Utility room/store and further door into:

### ENTRANCE HALL

5'11" x 14'11" (1.81m x 4.55m )

Providing access to the Kitchen Diner, Lounge, understairs cupboard and downstairs cloakroom. Vinyl flooring and stairs rising to the first floor accommodation with storage space under.

### UTILITY ROOM/STORE

6'3" x 3'2" (1.91m x 0.97m )

Plumbing for washing machine and further cupboard housing the boiler and gas meter and tiled flooring.

### KITCHEN DINER

9'7" x 18'6" (2.94m x 5.64m )

Range of wall and base units with complementary work top, space for electric oven with extractor fan over, space for dishwasher and fridge freezer, one and a half ceramic sink with mixer tap over, spotlights to ceiling, tiled flooring, corner shelf, radiator, window to the rear elevation and door opening to the rear garden.

### LOUNGE

15'11" x 10'10" (4.87m x 3.32m )

Feature fireplace with t.v. point, telephone point and cupboard, dado rail, window to the rear elevation, two radiators.

### DOWNSTAIRS CLOAKROOM

5'11" x 3'1" (1.81m x 0.94m )

Corner wash hand basin with tiled splashback, low level flush w.c., wall mounted fuse box and window to the front elevation.

## FIRST FLOOR LANDING

Provides access to the three Bedrooms, Bathroom and cupboard with shelving, radiator, loft hatch and smoke alarm.

### BEDROOM ONE

12'11" x 9'9" (3.95m x 2.98m )

TV point, built in wardrobe, two windows to the rear elevation and radiator.

### BEDROOM TWO

9'8" x 12'11" (2.96m x 3.94m )

TV point, two windows to the rear elevation and radiator.

### BEDROOM THREE

9'9" x 6'8" (2.98m x 2.04m )

TV point, telephone point, window to rear and radiator.

### FAMILY BATHROOM

6'11" x 9'4" (2.11m x 2.86m )

Half tiled walls with matching white panelled bath and shower attachment to taps, separate shower unit, pedestal wash hand basin, low level flush w.c., towel radiator, spotlights to ceiling and window to the side elevation.

## EXTERNALLY

The rear garden is laid to lawn, paving and mature beds with privet hedging round, gate to the rear providing access to the off street parking plus outside tap and store shed with porched entrance over from the kitchen door.

## COUNCIL TAX

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

Tel: 01777 711122

TENURE - FREEHOLD



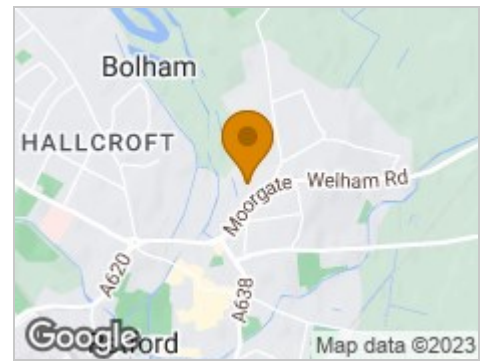
## Road Map



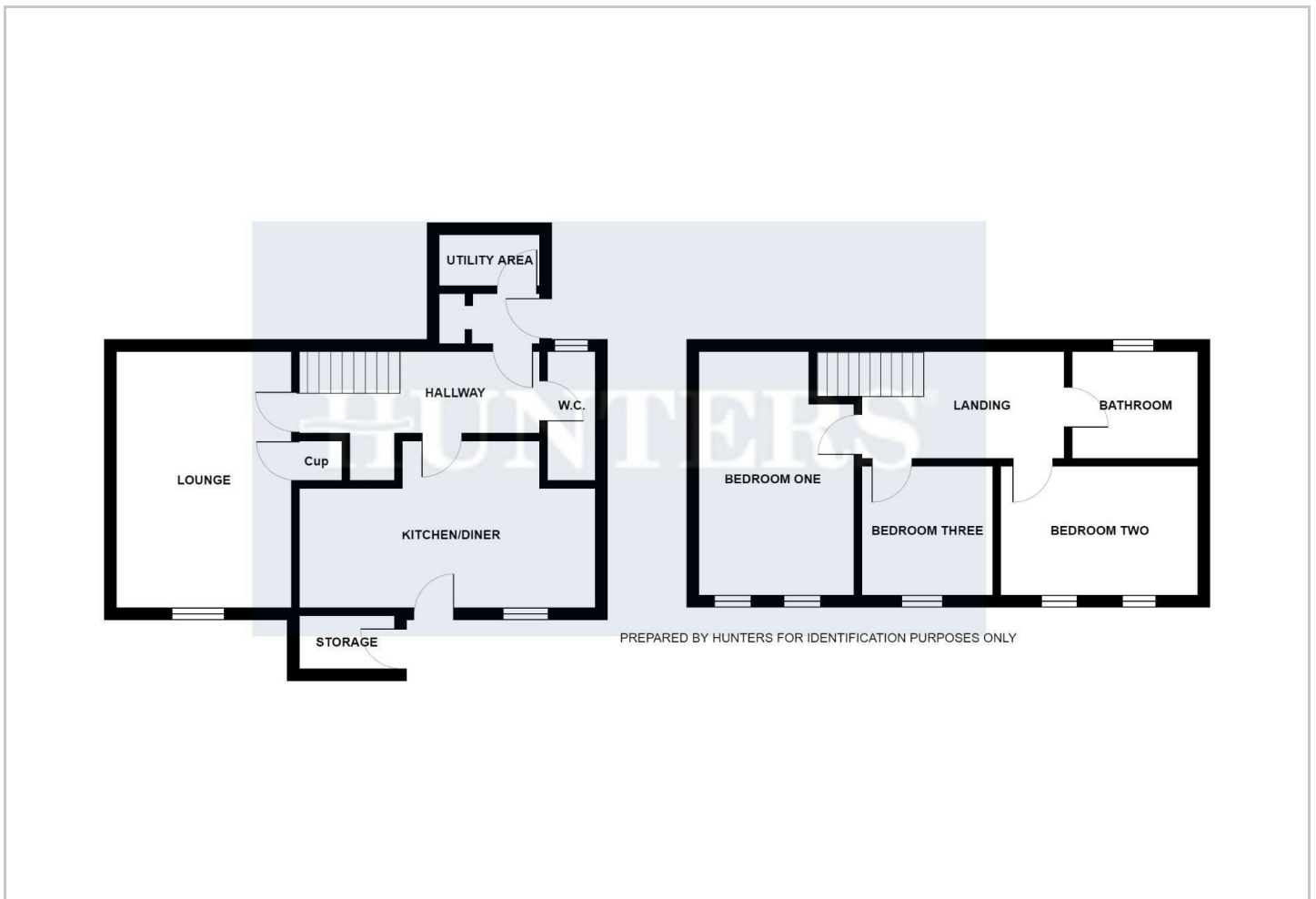
## Hybrid Map



## Terrain Map



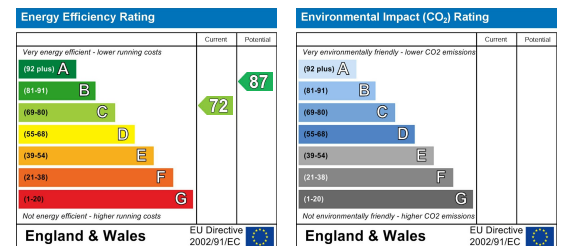
## Floor Plan



## Viewing

Please contact our Hunters Retford Office on 01777 711122 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.