

87 Ollerton Road, Retford

**FIVE STAR**  
P R O P E R T Y



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- Detached Family Home
- 4 Bedrooms & 2 Bathrooms
- Lounge & Conservatory

- Stunning Breakfast Kitchen
- Close to Amenities & Services
- EPC Rating: C

**FIVE STAR**  
P R O P E R T Y

Price £210,000

[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)

### Description

QUALITY FIXTURES & FITTINGS THROUGHOUT THIS WELL APPOINTED FAMILY HOME - 4 BEDROOMS - 2 BATHROOMS - STUNNING BREAKFAST KITCHEN - LOUNGE WITH WOOD BURNING STOVE - FULL LENGTH CONSERVATORY - UTILITY ROOM - ENCLOSED REAR GARDEN - DRIVEWAY & STORAGE GARAGE - CLOSE TO AMENITIES & SERVICES - NO CHAIN - CALL FIVE STAR PROPERTY ON 01777 708700 TO VIEW.

### Entrance Porch

A UPVC entrance door with matching side panel open into the entrance porch, with a tiled floor, brick base and UPVC frame over and hardwood entrance door opening into:

### Entrance Hall

Having stairs rising to first floor accommodation, radiator, coving and a useful under stairs storage area.

### Bathroom

Comprising of a four piece bathroom suite which incorporates a roll top bath on ball and claw feet and having bath/shower tap attachment, walk in shower cubicle with mains fed shower, wash hand basin set into a vanity unit, with WC. Tiled flooring and part tiled walls, heated towel rail, coving and side aspect window.

### Utility Room

With a range of fitted wall and base units, worktop and tiled splash backs, stainless steel sink and drainer, plumbing and space for a range of appliances and a side aspect window.

### Breakfast Kitchen 14'6" x 10'11" (4.42m x 3.33m)

This stunning designer kitchen offers a 1.5 sink unit set into granite worktops with range of cupboards below and under lit wall units over, together with china display cabinets. Six ring gas Aga with double oven below, tiled floor and tiled splash backs, side and rear windows. Integrated dish washer, fridge and freezer, waste disposal unit. Breakfast bar, low level pelmet lighting and a set of French doors giving access into the conservatory.

### Living Room 22'3" x 12'0" (6.78m x 3.66m)

Having a multi fuel stove set on tiled hearth with oak mantle over, two radiators, front aspect bow window, coving and a set of French doors leading into the:

### Conservatory 26'6" x 12'4" (8.08m x 3.76m)

Ideal for entertaining with dining and seating areas, brick base with UPVC frame over, wall lights, tiled flooring, electric panel heater and French doors leading out to the rear garden.

### First Floor Landing

With access to roof space and a storage cupboard housing the gas fired central heating boiler.

### Master Bedroom 11'7" x 10'5" (3.53m x 3.18m)

Having laminate flooring, radiator, coving, front aspect window and a range of mirrored built in wardrobes.

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### Bedroom Two 12'11" x 12'10" (3.94m x 3.91m)

With a front aspect window, coving and a radiator.

### Bedroom Three 9'4" x 8'0" (2.84m x 2.44m)

Having a rear aspect window, coving and a radiator.

### Bedroom Four 9'2" x 7'11" (2.79m x 2.41m)

With a rear aspect window, coving and a radiator.

### Shower Room

Having a walk in shower cubicle with mains fed shower, low flush WC, wash basin set into a vanity unit. Tiled walls, heated towel rail, radiator and rear aspect window.

### Gardens

A block paved driveway and gravelled amenity area is accessed from Ollerton Road, small front lawns with stocked borders and a conifer hedge to the front. A Side access gate leads to the rear gardens. The rear is attractive and well maintained garden, with an area of lawn and mature borders. Patio and raised decking area ideal for entertaining. The garden also includes a Summer House.

### Parking

The block paved driveway offers off road parking and leads to the shortened garage which has an up and over door and is only useable as storage.

