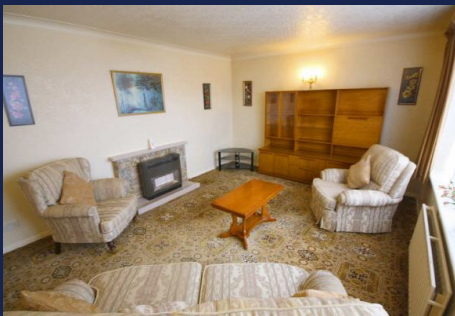


8 St Helens Road, Retford

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



0 1 7 7 7 7 0 8 7 0 0

- Detached 3 Bed Bungalow
- Mature Private Plot
- Desirable & Sought After Area

- In Need Of Some Updating
- No Upward Chain
- EPC Rating: D

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

Offers over £200,000

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## Description

DETACHED BUNGALOW - 3 BEDROOMS - LOUNGE - KITCHEN - CONSERVATORY - INTEGRAL GARAGE - PRIVATE SOUTH FACING GARDEN PLOT - SOUGHT AFTER AREA - CATCHMENT AREA FOR BRACKEN LANE PRIMARY SCHOOL -NO UPWARD CHAIN - DONT MISS OUT CALL TO VIEW 01777 708700.

## Entrance Porch

The upvc door with matching front facing window lead through to the entrance porch, with a glazed door and further window leading from the porch into the:

## Hallway

Having a radiator, coving and loft access point. Cupboard housing the combination boiler ( installed in 2016 )

## Lounge 14'9" x 11'8" (4.50m x 3.56m)

With a window to the front, tiled fireplace with gas fire, accent wall lights, radiator and coving.

## Kitchen 14'6" x 8'3" (4.42m x 2.51m)

Having a range of fitted wall and base units, stainless steel sink and drainer, space and plumbing for further appliances, tiled splash backs, radiator, rear facing window and door leading into the:

## Conservatory 12'6" x 6'9" (3.81m x 2.06m)

With views and a door leading out to the rear garden, access to a useful store cupboard, space and plumbing for appliances and access into the garage.

## Master Bedroom 12'9" x 11'0" (3.89m x 3.35m)

Having a front facing window, built in wardrobes and a radiator.

## Bedroom Two 12'3" x 8'9" (3.73m x 2.67m)

With a rear facing window and a radiator.

## Bedroom Three 10'5" x 8'9" (3.18m x 2.67m)

Having a window to the rear and a radiator.

## Bathroom 8'9" x 4'9" (2.67m x 1.45m)

Comprising of a three piece suite which incorporates a panel bath, pedestal wash hand basin, low flush WC, tiled walls and a rear facing window.

## Gardens

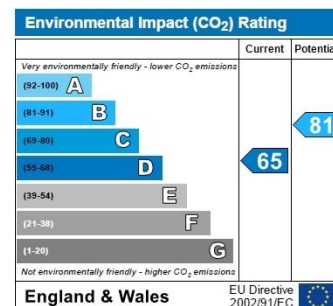
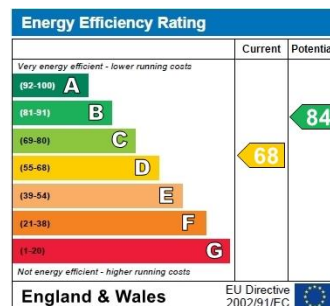
The property has a mature garden plot. The rear is mainly laid to lawn, planted borders, space for sheds and all enclosed to the perimeter. A gate leads to the front garden which again is mainly laid to lawn, with some mature shrubs and planted borders and a driveway to the front.

## Driveway

A tarmac driveway provides off road parking and leads to the integral garage.

## Garage 19'6" x 8'1" (5.94m x 2.46m)

With a roller door, side facing window, power, lighting and a courtesy door into the conservatory.



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