

11 The Shetlands, Retford

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



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- Renovated To A High Spec
- Spacious Living Areas
- Close To Town & Countryside

- Well Presented Throughout
- Ample Parking & Garaging
- EPC Rating: D

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

Price £340,000  
[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)

### Description

FANTASTIC EXECUTIVE DETACHED FAMILY HOME - STUNNING OPEN PLAN DINING KITCHEN - 2 FURTHER RECEPTION ROOMS - 4 DOUBLE BEDROOMS - 2 BATHROOMS - DOUBLE GARAGE - AMPLE PARKING - WELL APPOINTED REAR GARDEN - SOUGHT AFTER LOCATION - EARLY VIEWING ESSENTIAL - CALL FIVE STAR PROPERTY TO VIEW 01777 708700.

### Reception Hall

The part glazed wooden entrance door opens into the reception hall, with stairs rising to the first floor accommodation, useful under stairs storage cupboard, side facing window, coving, dado rail and a radiator.

### Lounge 20'2" x 13'1" (6.15m x 3.99m)

This dual aspect room offers a front facing bay window, two rear facing windows, inset cast iron fire place with living flame effect gas fire, marble hearth and ornate wooden surround, two radiators, coving and a ceiling rose.

### Open Plan Dining Kitchen 22'8" x 11'3" (6.91m x 3.43m)

A stunning refurbished open plan dining kitchen. The kitchen has a full and comprehensive range of fitted wall and base units, granite worktops and splash backs, a range of fitted appliances, including: fridge freezer, dishwasher and range cooker, under unit and plinth lighting, two rear facing windows, down lights, coving and a breakfast bar area that leads into the: Dining Area, the dining area has French doors leading to the rear garden, coving, down lights and a radiator.

### Utility Room 6'8" x 5'3" (2.03m x 1.60m)

With a range of base units, worktops over, space and plumbing for a range of appliances, refitted wall mounted gas fired boiler, side access door and a radiator.

### Snug 10'7" x 9'3" (3.23m x 2.82m)

Having a front facing bay window, coving, dado rail and a radiator.

### Cloakroom

Comprising of a two piece suite, incorporating a low flush WC, vanity unit and wash hand basin, tiled flooring, coving, dado rail, radiator and front facing window.

### First Floor Landing 11'7" x 8'3" (3.53m x 2.51m)

This spacious landing can be used as study or sitting area. With a window to the front, coving, dado rail, radiator and useful airing cupboard.

### Master Bedroom 17'9" x 13'0" narrowing to 6'9" (5.41m x 3.96m narrowing to 2.06m)

A well appointed dual aspect room, with a full range of fitted wardrobes, two front facing and one rear facing window, two radiators and coving.

### Master En Suite 5'9" x 5'1" (1.75m x 1.55m)

Refitted to a high specification and offering a three piece suite to include an enclosed shower, with a mains fed shower, low flush WC,

pedestal wash hand basin, coving, rear facing window, extractor fan, tiled flooring and a chrome towel heated radiator.

### Bedroom Two 11'8" x 11'4" (3.56m x 3.45m)

Having two rear facing windows, fitted wardrobes with mirrored sliding doors, coving, radiator and loft access point.

### Bedroom Three 10'10" x 10'8" (3.30m x 3.25m)

With two front facing windows, radiator and coving.

### Bedroom Four 10'8" x 7'2" (3.25m x 2.18m)

Having two rear facing windows, radiator and coving.

### Family Bathroom 7'6" x 7'1" (2.29m x 2.16m)

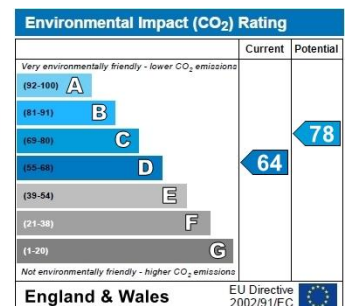
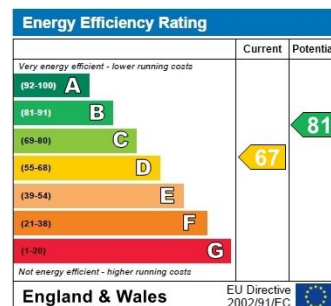
This four piece suite has been refitted to offer an enclosed shower cubicle with mains fed shower, panel bath, pedestal wash hand basin, low flush WC, tiled floors and splash back areas, side facing window, extractor hood and a chrome heated towel rail.

### Gardens

To the front, the property offers an open plan lawn area and a mature planted shrub border. The rear garden has an extensive lawn area, block paved patio dining space, large decked dining area, planted borders, all enclosed to the perimeter by fencing.

### Parking & Garaging 17'10" x 16'7" (5.44m x 5.05m)

The driveway offers ample parking for several vehicles, which leads to the attached double garage with two up and over garage doors, power, lighting and a rear courtesy door opening into the rear garden.



TOTAL AREA: APPROX. 185.9 SQ. METRES

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