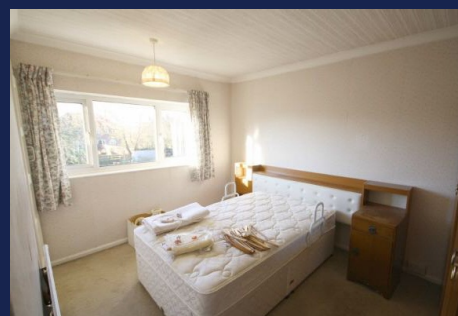


97 Sandringham Road, Retford

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



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- Scope & Potential
- Large Rear Garden
- Garage & Driveway

- 2 Double Bedrooms
- D/G & GCH Throughout
- EPC Rating: TBC

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

Price £110,000  
[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)

## Description

TAKE A LOOK - LOADS OF SCOPE & POTENTIAL - END TERRACE PROPERTY - OFF ROAD PARKING - INTEGRAL GARAGE - 2 DOUBLE BEDROOMS - LOUNGE - KITCHEN - SUBSTANTIAL GARDENS - EASY ACCESS TO LOCAL AMENITIES - POPULAR RESIDENTIAL AREA - NO UPWARD CHAIN - CALL FIVE STAR PROPERTY TO VIEW 01777 708700.

## Entrance Porch

The glazed UPVC entrance door with matching glazed side panel opens into the entrance porch, with a door leading into the integral garage and a door and window facing into the:

## Hall

Having stairs rising to the first floor accommodation, under stairs storage area, radiator and access into the:

## Lounge 22'7" x 10'4" (6.88m x 3.15m)

With a front facing bay window, rear facing window, electric fire set into a marble fireplace with wooden fire surround and two radiators.

## Kitchen 11'3" x 7'8" max (3.43m x 2.34m max)

Having a range of fitted wall and base units, worktops and tiled splash backs over, space and plumbing for appliances, stainless steel sink and drainer, oven, hob and extractor fan, rear facing window, pantry cupboard and door into the garage.

## First Floor Landing

With a loft access point, side facing window and access into the:

## Master Bedroom 15'7" x 7'6" ext 10'6" (4.75m x 2.29m ext 3.20m)

Having a front facing bay window, radiator and useful built in storage cupboard.

## Bedroom Two 11'10" x 9'3" (3.61m x 2.82m)

With a rear facing window, radiator and built in storage cupboard that houses the recently fitted gas fired combination boiler.

## Bathroom

Comprising of a three piece suite incorporating a panel bath, pedestal wash hand basin, low flush WC tiled walls, radiator, rear facing window and built in storage cupboard.

## Garage 27'2" x 8'4" (8.28m x 2.54m)

This integral garage offers vast storage space or potential to convert into further living space (STPP). The garage has an up and over garage door, power lighting, 2 doors into the property, rear facing window and rear access door to the garage.

## Garden

The property has spacious lawn gardens to the rear enclosed by mature hedges to the boundary. There are ample areas for sheds and greenhouses. The garden offers a water supply. To the front is a low maintenance gravel garden and driveway.

## Parking

A driveway offers ample parking and leads to the integral garage.



## IMPORTANT NOTICES

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