

1 Houghton Mill Cottage, Retford

FIVE STAR
P R O P E R T Y



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- Riverside Setting With Balcony
- Rural Hamlet, Access To A1
- Character & Uniqueness

- 3 Double Bed, 2 Bathroom
- Approx 1/3 Acre Garden
- EPC Rating D

FIVE STAR
P R O P E R T Y

Price £300,000
www.fivestar-property.co.uk

Description

UNIQUE & INDIVIDUAL PROPERTY & LOCATION - VIEWS OVER THE RIVER MAUN - BALCONY SEATING AREA OVER THE RIVER - RURAL SETTING - 3 DOUBLE BEDROOMS - BATHROOM & SHOWER ROOM - SET OVER 3 FLOORS - EASY ACCESS TO A1 M - PARKING & GARAGE/WORKSHOP - GARDENS OF APPROX 1/3 OF AN ACRE ENCLOSED WITH MATURE TREES & HEDGING - CALL FIVE STAR PROPERTY TO VIEW 01777 708700.

Entrance Porch

Solid wooden and double glazed entrance door opens into the entrance porch. With a front facing window, plumbing for automatic washing machine. Wall mounted wash hand basin, tiled flooring and a timber and glazed inner door opening into the:

Entrance Hallway

With tiled flooring, staircase rising to the first floor landing, radiator, dado rail and loft space above.

Lounge & Dining Area 18'5" max x 16'9" min (5.61m max x 5.11m min)

A well appointed living room with original Oak beamed ceiling. Cast iron Victorian Range with open grate and attractive feature surround. Two radiators. Useful under stair cupboard. Two windows to the front elevation, window to the rear overlooking the river Maun and a set of French doors opening onto the Balcony:

Kitchen 10'4" x 5'0" (3.15m x 1.52m)

Fitted kitchen with a range of wall and base units, worktops set over, inset one and half bowl sink unit with single drainer and mixer tap, tiled splash backs. Electric fan assisted oven and four ring hob. Plumbing for a dishwasher, tiled flooring, inset down lighters, radiator and a window to the rear overlooking the river Maun.

Shower Room 6'8" x 6'6" (2.03m x 1.98m)

Comprising of a three piece suite which incorporates a double corner cubicle with mains fed steam shower including multi jets, mood lighting and radio function. Vanity wash hand basin, low flush WC, heated towel rail, tiled flooring, inset down lighters, extractor fan. And a one way tinted window.

First Floor Landing

With access to the first floor accommodation and a further set of stairs rising to the the second floor master bedroom.

Bedroom Two 18'2" x 9'1" (5.54m x 2.77m)

Having windows to the front and rear elevations. Built in airing cupboard housing the hot water cylinder. Radiator and a door leading into the:

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En Suite Bathroom 8'2" x 5'9" (2.49m x 1.75m)

Comprising of a three piece suite to incorporate a panelled bath, pedestal wash hand basin and low flush WC. Complimentary tiling, inset down lighters, radiator and a window to the front elevation.

Bedroom Three 11'5" x 10'4" (3.48m x 3.15m)

With a window to the rear elevation, built in wardrobe and a radiator.

Second Floor Landing

The second floor opens straight into the:

Master Bedroom 18'10" max x 12'8" (5.74m max x 3.86m)

Having dormer windows to the front and rear and two radiators.

Balcony

A very pleasant seating area provides a relaxing spot from which to take advantage of the lovely views over the river Maun and beyond.

Away Garden

This secluded gardens offers complete privacy and substantial space to create your dream outside space. The plot extends to just short of 1/3rd of an acre.

Parking & Garage

There is a single garage and work shed with additional parking.

