

20 Grace Road, Retford

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



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- Detached Family Home
- Four Double Bedrooms
- Two Bathrooms

- Dining Kitchen
- Two Reception Rooms
- EPC Rating: C

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

Price £239,950  
[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)

### Description

BEAUTIFULLY PRESENTED FAMILY HOME Located upon this popular estate. The property has excellent access to a wide range of amenities including schools, shops, leisure facilities and good transport links. The property offers high specification spacious living accommodation set over three floors, including 4 double bedrooms, 2 reception rooms, 2 bathrooms, dining kitchen, garden & off road parking with a garage. Viewing highly recommended. Call Five Star Property 01777 708700.

### Entrance Hall

The property is accessed via a composite door with glazed light well over. Opening into the entrance hall with stairs rising to the first floor accommodation, useful under stairs storage cupboard, alarm panel, radiator and access via glazed French doors into the:

### Snug 12'6" x 7'9" (3.81m x 2.36m)

Having a front facing window and a radiator.

### Cloakroom

Comprising of a two piece suite incorporating a low flush WC, pedestal wash hand basin, tiled flooring, extractor fan and a radiator.

### Dining Kitchen 20'1" x 10'6" (6.12m x 3.20m)

With a full and comprehensive range of fitted wall and base units, having beech worktops over, inset stainless steel sink with drainer and tiled splash backs. Range of fitted appliances that include a single oven, hob and extractor hood, washing machine, dishwasher, fridge and freezer. Tiled flooring, radiator, rear facing window and French doors that lead into the landscaped garden.

### First Floor Landing

Having access to the first floor accommodation, stairs rising to the second floor accommodation and a radiator.

### Lounge 20'9" x 12'5" (6.32m x 3.78m)

This very elegant room offers a beautiful polished stone fireplace and hearth with inset log effect stove, three front facing windows and two radiators.

### Bedroom Two 11'5" x 10'6" (3.48m x 3.20m)

Having a rear facing window and a radiator.

### Bedroom Three 11'3" max x 9'2" (3.43m max x 2.79m)

With a rear facing window and a radiator.

### Bathroom

Comprising of a four piece suite which incorporates a shower enclosure with mains fed shower, panel bath, low flush WC and pedestal wash hand basin. Tiled flooring and splash backs, radiator, extractor fan and side facing window.

### Second Floor Landing

Having access to the second floor accommodation, airing cupboard, loft access point and a radiator.

### Master Bedroom 16'3" x 10'5" by 8'4" x 7'4" (4.95m x 3.18m by 2.54m x 2.24m)

With three front facing windows, two dormer and one Velux. Range of fitted wardrobes and dressing area, two radiators and access into the:

### En Suite

Comprising of a three piece suite with a shower enclosure and mains fed shower, low flush WC, wash hand basin set into a vanity unit, tiled flooring and splash backs, radiator, extractor fan and rear facing Velux window.

### Bedroom Four 12'10" x 8'1" (3.91m x 2.46m)

Having a two rear facing Velux window and a radiator.

### Outside

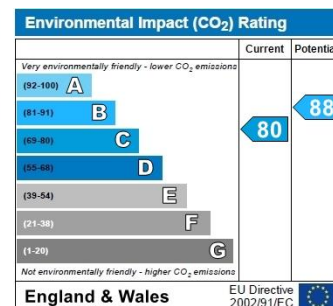
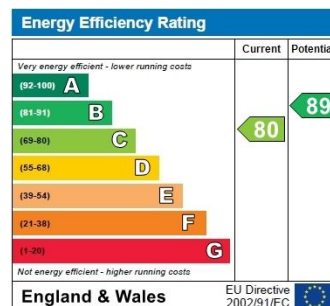
To the front of the property is an open plan lawn area and double width driveway leading to the single garage. The rear south facing garden is fully landscaped and offers 2 patio dining/seating areas, lawn, three raised planters, planted and gravel borders, enclosed by fencing to the perimeter with pedestrian access and gate to the side of the property.

### Garage

An internal single garage with up and garage door, power and lighting.

### Agents Note

The property has 6 years remaining of the NHBC warranty.



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