

12 St Andrews Way, Retford

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



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- Detached Family Home
- 4 Bedrooms, 2 Bathrooms
- 2 Reception Rooms

- Open Farm Land Views
- Sought After Location
- EPC Rating: C

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

Price £216,000  
[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)

### Description

**NO UPWARD CHAIN! DONT MISS OUT! OPEN VIEWS OVER FARM LAND** Situated within a very popular residential area the property is set on a corner plot with open aspects. The accommodation briefly comprises of four bedrooms, two reception rooms and a detached double garage. The property offers good access to transport links, local amenities and leisure facilities and is worthy of a full internal inspection to be fully appreciated.

### Entrance Hall

Having a part glazed door, radiator, stairs to first floor accommodation and a Upvc double glazed window to the front.

### Downstairs Cloakroom

Two piece suite comprising: low flush w.c, and a wash hand basin, Upvc double glazed window to the rear.

### Lounge 19'6" x 10'5" (5.94m x 3.18m)

Being a dual aspect room with Upvc double glazed windows to the front and side, coving to the ceiling, living flame gas fire set onto a hearth with surround and mantle over, two radiators and a double glazed patio door opening into the garden.

### Dining Room 11'0" narrowing to 9'9" x 9'1" (3.35m narrowing to 2.97m x 2.77m)

Another dual aspect room with Upvc double glazed windows to the front and side, coving to the ceiling and a radiator.

### Breakfast Kitchen 9'7" x 10'9" narrowing to 9'2" (2.92m x 3.28m narrowing to 2.79m)

Having a range of white wood wall and base units including a glass fronted display unit, integrated electric hob and electric double oven, 1 1/2 bowl sink and drainer, Upvc double glazed window with views over countryside, radiator and complementary flooring.

### Utility Room 6'5" x 5'0" (1.96m x 1.52m)

A further range of wall and base units, stainless steel sink and drainer, space for a washing machine, tiled splash backs, Upvc double glazed window, complimentary flooring and a door leading to the rear of the property.

### First Floor Landing

Having access to the loft, doors to:

### Master Bedroom 10'10" x 10'10" to rear of wardrobes (3.30m x 3.30m to rear of wardrobes)

With fitted wardrobes, Upvc double glazed window with views over open countryside and a radiator.

### Master En-Suite

Three piece suite comprising: shower cubicle, pedestal wash hand basin, low flush w.c, coving to the ceiling and a Upvc double glazed window.

### Bedroom Two 12'6" extending to 8'2" x 14'6" (3.81m extending to 2.49m x 4.42m)

Being a dual aspect room with Upvc double glazed windows to the front and side, fitted wardrobes and a radiator.

### Bedroom Three 8'8" x 10'9" (2.64m x 3.28m)

A further dual aspect room with Upvc double glazed windows to the front and side, coving to the ceiling, airing cupboard and a radiator.

### Bedroom Four 10'5" x 6'8" extending to 7'4" (3.18m x 2.03m extending to 2.24m)

Having a Upvc double glazed window to the side, coving to the ceiling and a radiator.

### Family Bathroom

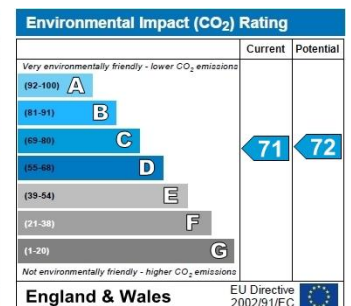
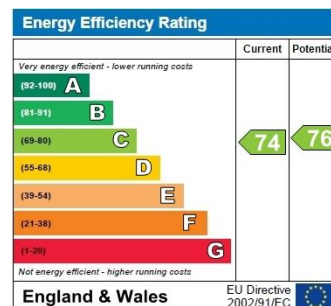
Three piece suite comprising: panel bath with shower attachment over, pedestal wash hand basin, low flush w.c and a radiator.

### Outside

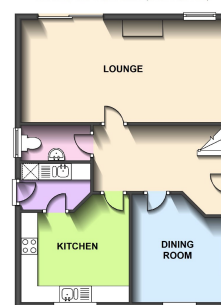
To the front is a paved patio area, small lawn area and shrub borders. The rear garden is mainly laid to lawn, with a variety of shrubs and bushes. To the side is an open plan lawn area.

### Garage 16'1" x 16'0" (4.90m x 4.88m)

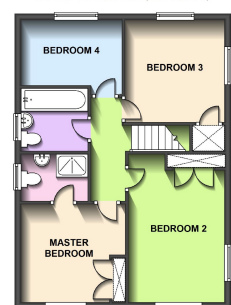
A brick built double garage with two up and over doors, power and light, pitched and tiled roof.



**GROUND FLOOR**  
APPROX. 53.7 SQ. METRES (577.5 SQ. FEET)



**FIRST FLOOR**  
APPROX. 52.2 SQ. METRES (561.9 SQ. FEET)



TOTAL AREA: APPROX. 105.9 SQ. METRES (1139.4 SQ. FEET)

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