



Station Road
Sutton
Retford
Nottinghamshire
DN22 8PZ

Offers in Excess of £228,000

bettermove

Station Road

Retford

Bettermove are proud to present this 1 bedroom bungalow in Sutton.

The property benefits from double glazing and has new gas combi boiler, off street parking is available via the driveway.

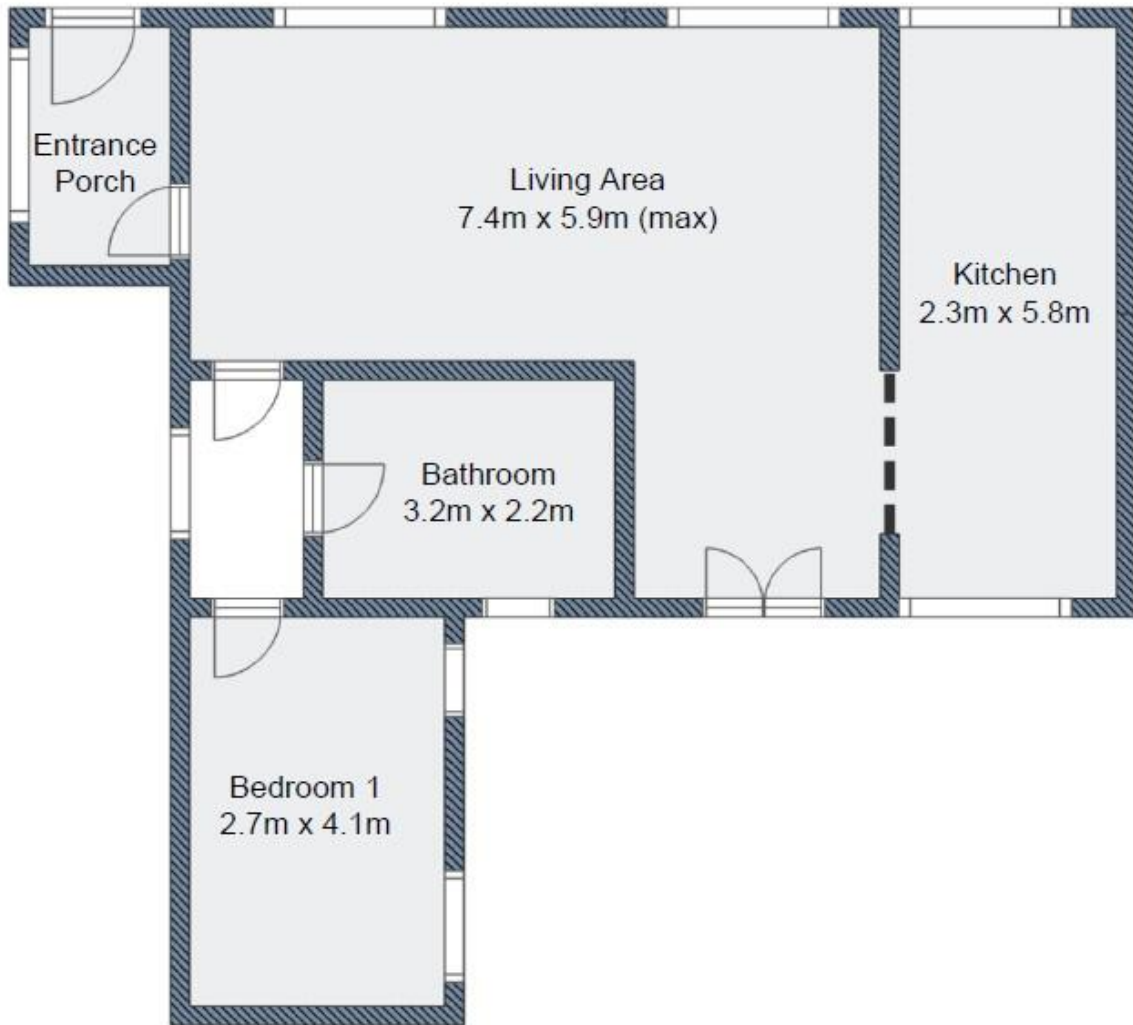
The council tax band is C.

The interior of this beautifully presented property has been extensively renovated in 2022, including a full re-wire and comprises a spacious living area, new fitted kitchen, double bedroom and new bathroom. There is also approved planning permission in place to add up to two more bedrooms and en-suite bathrooms. The exterior boasts a south facing, private garden, with countryside views, perfect for enjoying the summer months.


Located in the popular village of Sutton Cum Lound, Retford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Retford Railway Station, a variety of local bus routes, and close access to the A1.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	59	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	53	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



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