



3 STATION ROAD, BARNBY MOOR
£275,000

BROWN & CO

3 STATION ROAD, BARNBY MOOR, RETFORD, DN22 8QZ

DESCRIPTION

An extended older style three bedroom semi detached family home on the edge of this small and popular village. The property benefits from two reception rooms as well as an additional brick based built garden room leading into and overlooking the well stocked and established rear garden which abut open farmland to the rear. The property is highly recommended for an internal inspection and there is no onward chain.

LOCATION

Station Road is on the edge of this small and favoured village with good access to both Bawtry and Retford, both of which offer good amenities with Retford providing a mainline railway station on the London to Edinburgh line. School for all age groups are accessible, as is the A1 linking to the wider motorway network.

DIRECTIONS

What3words///bother.delusions.vowel

ACCOMMODATION

Brick built **ENTRANCE PORCH** with double glazed French doors and double glazed windows, ceramic tiled flooring, half glazed door into

ENTRANCE HALL stairs to first floor landing, half glazed door to

LOUNGE 16'9" x 11'5" (5.14m x 3.50m) dual aspect double glazed windows to front and rear. Feature sandstone fireplace with marble effect hearth and coal effect gas living flame fire. Wall light points, TV and telephone points.



DINING ROOM 10'9" x 12'0" (3.32m x 3.68m) double glazed bay window with views to the front garden.



KITCHEN 14'2" x 6'4" (4.32m x 1.96m) rear aspect double glazed window with views overlooking the rear garden. An extensive range of cream coloured shaker style base and wall mounted cupboard and drawer units, 1 ¼ enamel sink drainer unit with mixer tap, space and plumbing below for dishwasher. Wood effect

working surfaces. Space for freestanding cooker and upright fridge freezer. Extractor canopy, part tiled and part wood panelled walls. Ceramic tiled flooring. Spotlighting.



REAR PORCH 7'0" x 6'3" (2.17m x 1.91m) with double glazed sliding patio doors into the garden. Matching range of base and wall mounted cupboard and drawer units. Wood effect working surfaces. Wood effect flooring, part wood panelled walls, spotlighting.

UTILITY AREA 15'0" x 6'4" (4.59m x 1.96m) with half glazed door to garden. Single stainless steel sink drainer unit with mixer tap with cupboards above and below. Space and plumbing for washing machine and one additional appliance. Built in storage cupboard with sliding doors. Laminate flooring.



CLOAKROOM with white low level wc, corner mounted hand basin with mixer tap and tiled splashback. Extractor, laminate flooring.

GARDEN ROOM 9'5" x 7'4" (2.90m x 2.26m) brick base, high level side aspect obscure double glazed windows. Double glazed French doors and matching double glazed windows overlooking the garden. Vaulted UPVC panelled ceiling, wall light points. Wall mounted electric radiator.



FIRST FLOOR

LANDING with access to roof void. Rear aspect double glazed window with views to the garden and adjoining fields. Built in shelved linen cupboard housing wall mounted gas fired central heating and combination boiler.

BEDROOM ONE 11'6" x 11'0" (3.52m x 3.36m) front aspect double glazed window with views to the garden and to the fields to the front. TV point, picture rail, ornate corning, wall light points, built in over stairs shelved storage cupboard.

BEDROOM TWO 11'0" x 10'9" (3.38m x 3.33m) front aspect double glazed window with views to the garden and to the fields to the front. Built in over stairs storage cupboard.



BEDROOM ONE

BEDROOM THREE 8'2" x 7'10" (2.49m x 2.43m) rear aspect double glazed window with views to the garden and fields to the rear. Built in cupboard with hanging and shelving space.

SHOWER ROOM 7'3" x 5'5" (2.23m x 1.66m) rear aspect obscure double glazed window. Large corner fitted shower cubicle with aqua boarding surround, mains fed shower and glazed screen. Vanity unit with inset sink and mixer tap. Low level wc with concealed cistern. White cupboards for storage below. Quartz work surface above with white upstand. Strip light and shaver socket. Extractor, spotlight and chrome towel rail radiator.



OUTSIDE

From station Road there is a dropped kerb leading to the front garden with five bar double gates leading to the block paved herringbone style driveway with ample parking and leads to side **ATTACHED CARPORT**. The front garden has a nice area of sculptured lawn with well stocked and established shrub, flower beds and borders and is hedged to both sides. Pedestrian access to the rear garden.

The rear garden has a large sculptured Indian stone paved patio, external light and water supply. The rear garden is one of the main features of the property which is hedged and fenced to all sides. Well stocked and well established shrub, flower beds and borders. To the rear there are two timber sheds.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band A. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

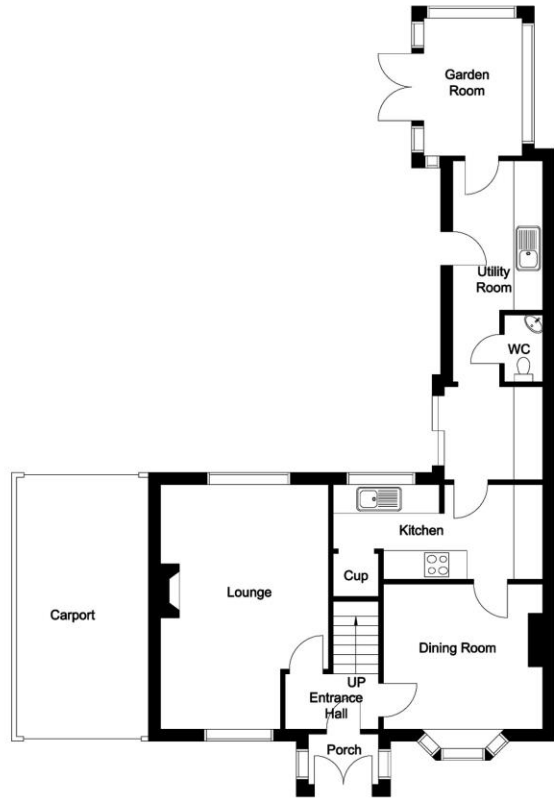
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

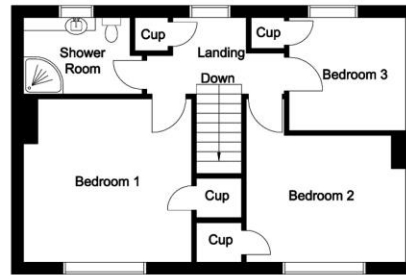
These particulars were prepared in June 2024.

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

Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2024



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