



108 BIGSBY ROAD, RETFORD
£420,000

BROWN & CO

108 BIGSBY ROAD, RETFORD, DN22 6SF

DESCRIPTION

A 1970's built detached family home set on a large established plot, dual aspect lounge overlooking the garden as well as a separate dining room leading into the dual aspect kitchen. Upstairs there are four good sized bedrooms and family bathroom. There is ample parking to the front of the property with adjoining carport and single garage which leads into a covered porch with a utility room and shower room. Externally there is also a large front and rear garden. The property does provide options to extend to the side and rear (STP).

LOCATION

Bigsby Road is on the outskirts of Retford town centre, accessible to countryside walks and Chesterfield Canal. Retford town centre offers comprehensive shopping, leisure and recreational facilities and viewing is highly recommended.

DIRECTIONS

[what3words///dance.moods.woof](https://www.what3words.com/dance.moods.woof)

ACCOMMODATION

COVERED ENTRANCE with part glazed composite door into

ENTRANCE HALL 16'7" x 7'0" (5.08m x 2.14m) front aspect double glazed window. Dog legged turning staircase to the first floor with deep under stairs storage cupboard. Door to

CLOAKROOM front aspect obscure double glazed window. Coloured two piece suite with low level wc and pedestal hand basin. Part tiled walls.

LOUNGE 18'8" x 12'9" (6.04m x 3.93m) dual aspect with double glazed picture windows to front and rear, with the rear overlooking the established rear garden. Feature tiled fireplace with coal effect gas living flame fire set on matching hearth. TV and telephone points. Wall light points.



DINING ROOM 9'7" x 12'4" (2.96m x 3.78m) rear aspect double glazed sliding patio doors leading into the rear garden. Ornate corning, matching ceiling rose and glazed sliding doors into the



KITCHEN 13'0" x 8'9" (4.00m x 2.70m) double aspect to side and rear. An extensive range of medium oak fronted base and wall mounted cupboard and drawer units, single stainless steel sink drainer unit with mixer tap. Space for free standing cooker. Ample working surfaces, part tiled walls, glazed display cabinets, recessed eyeball lighting. Glazed door to



COVERED LOBBY with part glazed composite doors to front and rear.

UTILITY ROOM 8'3" x 6'0" (2.53m x 1.85m) with rear aspect double glazed window. Single stainless steel sink drainer unit with cupboard and drawers below. Space and plumbing for washing machine and space for upright fridge freezer. Wall mounted gas fired central heating boiler, ceramic tiled walls. Door to **Storage Area 8'3" x 4'0" (2.53m x 1.85m)** which could be used as an office with adding a small window.

FIRST FLOOR

GALLERY STYLE LANDING double glazed picture window to the front. Built in airing cupboard with factory lagged hot water cylinder and fitted immersion. Additional shelved linen cupboard.

BEDROOM ONE 14'0" x 9'4" (4.28m x 3.01m) measured to front of two built in double wardrobes with hanging and shelving space. Rear aspect double glazed picture window overlooking the garden. TV aerial lead. Telephone point.



BEDROOM TWO 10'9" x 9'8" (3.32m x 2.98m) measured to front of two built in double wardrobes with hanging and shelving space. Front aspect double glazed picture window. TV aerial lead.



BEDROOM THREE 9'8" x 8'9" (2.99m x 2.72m) rear aspect double glazed window. Built in double wardrobe with hanging and shelving.

BEDROOM FOUR 9'8" x 7'0" (2.99m x 2.15m) rear aspect double glazed window overlooking the garden. Two telephone points, access to roof void.

CLOAKROOM side aspect double glazed window. Coloured low level wc. Tiled walls.

FAMILY BATHROOM front aspect double glazed window. Two piece coloured suite comprising panel enclosed bath with mixer tap/shower attachment. Triton electric shower and glazed shower screen. Pedestal hand basin, tiled walls.



OUTSIDE

Accessed from Bigsby Road via a drop kerb to the driveway providing parking for 3-4 vehicles. **SINGLE GARAGE 17'8" x 8'9" (5.42m x 2.71m)** with roller door, double glazed windows, power and light. The front garden is screened to all sides with hedging and is established with a good area of lawn, sculptured edges, flower beds and borders. Access to the side by way of a gate leading to the rear garden.

The rear garden is one of the main features of the property, it is an extremely good size, fenced to all sides, good sized paved patio with dwarf retained walls, a good area of sculptured lawn with established shrub, flower beds and borders. Established trees. External water supply and lighting.

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 D.

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.

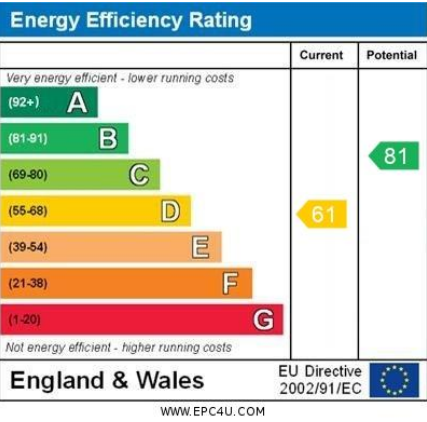
Viewing: Please contact the Retford office on 01777 709112.

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.

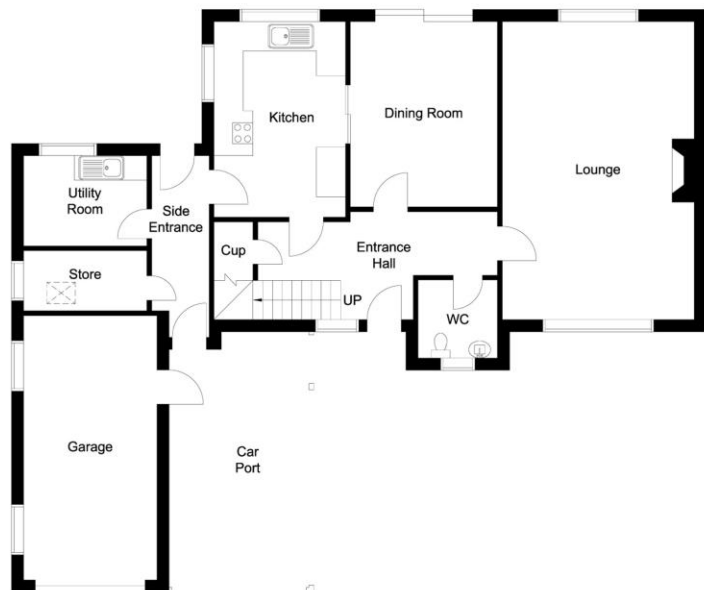
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them 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 November 2024.



Outbuilding

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



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

BROWN & CO