



CERIGO, NORTH ROAD TORWORTH

Light filled, detached family home, upgraded kitchen and bathroom, lovely plot and ideal for the areas excellent transport network.

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£285,000

BROWN & CO

Property and Business Consultants

CERIGO, NORTH ROAD, TORWORTH,
RETTFORD, DN22 8NU

LOCATION

The property lies between North Road and Low Street in the favoured village of Torworth lying between larger centres of Retford to the south and Bawtry to the north. Both towns offer a full range of residential amenities. Transport links are excellent with the A1M lying to the west from which the wider motorway network is available, Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins). Leisure amenities and educational facilities, both state and independent, are well catered for.

DIRECTIONS

What3words:///foster.behalf.much

ACCOMMODATION

RECEPTION HALL bright, staircase, useful under stairs storage cupboard.

CLOAKROOM low suite wc, vanity basin.

LOUNGE 15'1" x 11'9" (4.60m x 3.59m) measured to rear of chimney breast with traditional fireplace and rustic brick recess and tiled hearth. Front aspect.

KITCHEN 15'3" x 10'6" (4.66m x 3.21m) refitted with contemporary pale grey units to wall and floor level with granite effect worktops. Tiled splashbacks to complement. Beko oven and extractor over. Plumbing for dishwasher, tiled flooring, rear aspect, useful larder cupboard.

UTILITY ROOM 7'6" x 6'10" (2.30m x 2.10m) further complementing base unit, worktop and sink unit. Plumbing for washing machine and space for a tumble dryer. Rear aspect, quarry tiled flooring.

WALK-IN PANTRY

REAR ENTRANCE HALL

FIRST FLOOR

LANDING

BEDROOM ONE 15'1" x 11'9" (4.60m x 3.58m) over stairs wardrobe, front aspect.

BEDROOM TWO 12'8" x 10'4" (3.85m x 3.14m) wardrobe, rear aspect.

BEDROOM THREE 11'9" x 10'2" (3.58m x 3.10m) wardrobe, rear

aspect.
HOUSE BATHROOM modern white suite of panelled bath, separate shower enclosure with aqua boarding and both rainfall and handset shower heads. Basin, airing cupboard with Ideal Logic + gas central heating boiler.

SEPARATE WC

OUTSIDE

The property is situated on a lovely plot spanning between North Road and Low Street delivering generous garden areas to front and rear.

The front is well enclosed and laid to grass with access by the side to the rear.

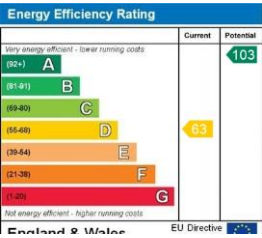
The rear garden is also enclosed by walling and fencing, laid to lawn with twin track driveway facilitating off road parking from Low Street.

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 finalizing 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. These particulars were prepared in January 2026.



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