

BURGIN ATKINSON

& C O M P A N Y



47 Bolham Lane

, Retford, DN22 6SU

£275,000



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Description

A well presented 3 bedroom detached property on a quiet road overlooking paddock land and within walking distance of Retford Town Centre. The property has off road parking also with a single garage and full enclosed gardens. The property is well presented inside and out and has been much improved by the current vendors.

The property enjoys frontage on to Bolham Lane, in a quiet residential area of Retford. The town centre and its full range of residential amenities are within comfortable walking distance, as are riverside walks and access to Retford Railway Station with its direct links to London.

The popular Carr Hill Primary School is also in walking distance and the property is ideally placed for accessing the areas excellent transport links with the A1M just to the west from which the wider motorway network is available.

The accommodation commences in the welcoming entrance hall with cloaks cupboard. The sitting room is a very good size with feature bow bay window and a useful understairs cupboard. An opening leads through into the kitchen/diner with modern base and wall units, four ring hob with cooker and extractor hood over, sink unit and space for a fridge freezer. The dining area is has a breakfast bar with French doors leading out into the rear garden.

To the first floor is a good sized master bedroom with rearward views over farm land and two further bedrooms have excellent storage.

The bathroom has a modern white three piece suite comprising bath tub with shower over, WC and wash hand basin.

The larger than average rear and side gardens are well maintained and are a blank canvas for gardeners and is fully enclosed, catching the afternoon sun well into the evening. Off road parking is provided for several vehicles along with a single garage.

Planning Permission was granted back in December 2018 for the erection of a two storey side extension though this has now expired.

Entrance Hall

Sitting Room

16'5" x 13'4" max (5.02m x 4.07m max)

Kitchen/Diner

19'10" x 8'11" max (6.05m x 2.74m max)

Bedroom One

11'5" x 11'3" (3.48m x 3.44)

Bedroom Two

11'3" x 9'2" (3.44m x 2.81m)

Bedroom Three

8'3" x 7'5" max (2.52m x 2.27m max)

Bathroom

8'3" x 6'1" (2.52m x 1.86m)

Garage

18'4" x 8'10" (5.60m x 2.71m)

Planning

Planning Permission was granted on 21 December 2018 under Application Number 18/01409/HSE for the erection of a two storey side extension. Planning consent has now expired and interested parties are expressly advised to make all enquiries relating to planning matters directly to the Local Planning Authority quoting the aforementioned application numbers. Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop, Nottinghamshire, S80 2AH.

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 C.

Services: Mains water, electricity and drainage are connected along with an gas fired central heating system. Please note, we have not tested the services 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

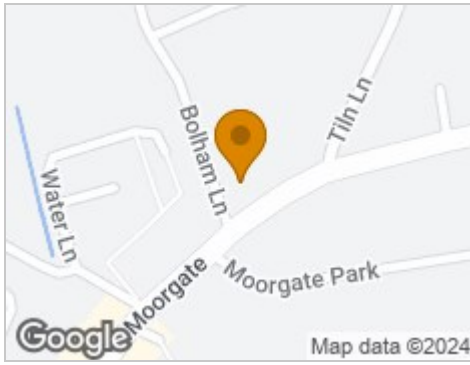
are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

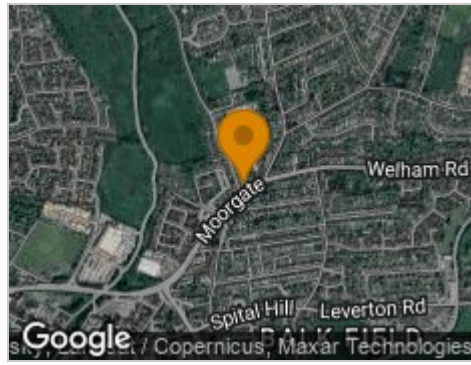
General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.



Road Map



Hybrid Map



Terrain Map



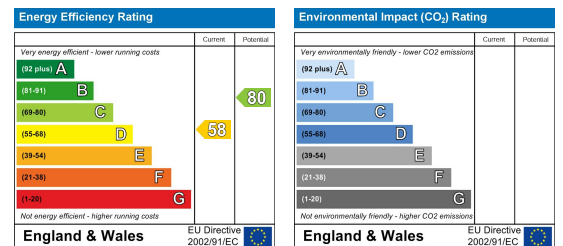
Floor Plan



Viewing

Please contact our Retford Office on 01777 712611 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.