

BURGIN ATKINSON

& C O M P A N Y



13 North Road

, Retford, DN22 7XF

Offers Around £325,000



BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE - STUNNING FITTED KITCHEN/DINING ROOM - DRIVEWAY. GARDENS FRONT AND REAR - POPULAR RESIDENTIAL AREA - CLOSE TO SUPERMARKETS, AMENITIES AND VARIOUS PRIMARY SCHOOLS , ELIZABETHAN ACADEMY AND RETFORD OAKS - RETFORD MAIN LINE STATION WITH REGULAR TRAINS TO LONDON KINGS CROSS - VIEWING ADVISED.



Description

A beautifully presented detached family home with four bedrooms. The property is located on a popular residential area in Retford within easy reach of the local schools, Retford Oaks Academy, Elizabethan Academy and various primary schools, Retford leisure centre, various supermarkets and other amenities. Access to London Kings Cross via Network Rail in Retford.

The accommodation briefly comprises: Stunning Kitchen/Diner with beautiful worktops over, space and plumbing for a dishwasher and fridge, range style cooker. Utility room with plumbing for a washing machine and drier. Lounge, Cloakroom. On the first floor there are four bedrooms and the family bathroom.

To the rear is a fully enclosed garden mainly laid to lawn with a patio dining area. The front of the property has a small lawn area and a driveway.

- Entrance Hall 14 x 5'5" (4.27m x 1.65m")**
- Cloakroom 2'9" x 6'11" (0.84m x 2.11m)**
- Lounge 16'2" x 12'11" (4.93m x 3.94m")**
- Kitchen 11'1" x 9'7" (3.38m x 2.92m")**
- Dining Area 13'8" x 16'10" (4.17m x 5.13m")**
- Utility Room 5'5" x 9'2" (1.65m x 2.79m")**
- Rear Hallway 6' x 6'9" (1.83m x 2.06m")**
- Landing 12'6" x 3'4" (3.81m x 1.02m")**
- Master Bedroom 13'8" x 11'10" (4.17m x 3.61m")**
- Bedroom Two 13'9" x 13'1" (4.19m x 3.99m")**
- Bedroom Three 7'11" x 11'9" (2.41m x 3.58m")**
- Bedroom Four 12'11" x 6'4" (3.94m x 1.93m")**
- Bathroom 9'2" x 8'4" (2.79m x 2.54m")**

Outside

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 a 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.

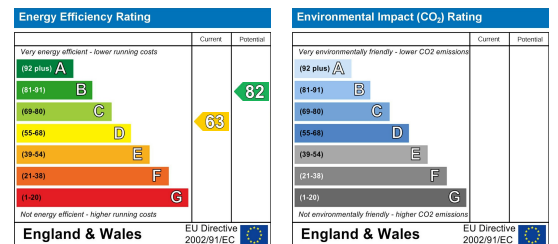
Area Map



Floor Plans



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.