

# BURGIN ATKINSON

& C O M P A N Y

Sell from  
**£995**  
upfront (inc VAT)  
Any Property  
Any Price



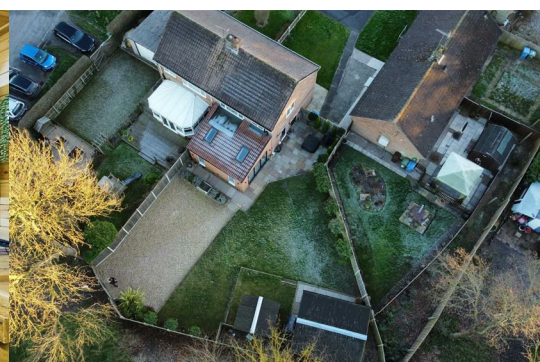
## 10 Church Close

North Wheatley, Retford, DN22 9BU

**Offers Around £285,000**



EXTENDED FAMILY HOME - BEAUTIFULLY PRESENTED THROUGHOUT - 3 BEDROOMS - OPEN PLAN KITCHEN, DINING & LIVING AREA - SEPARATE LOUNGE - GARDEN ROOM - PRIVATE GRAVEL DRIVEWAY - STYLISH FIXTURES & FITTINGS THROUGHOUT - LANDSCAPED GARDEN - LARGER THAN AVERAGE CORNER PLOT - SOUGHT AFTER VILLAGE WITH AMENITIES - GOOD TRANSPORT LINKS - EARLY VIEWING STRONGLY ADVISED.



## Description

Modern & Stylish extended semi detached family home. The property is located within then highly desirable village of North Wheatley which offers a highly regarded primary school, sports clubs including cricket and tennis clubs, independent local stores and great transport links via road and rail, with direct Kings Cross access from Retford in 1 hour 45 min.

The property has been beautifully extended and sits on a larger than average corner plot. The property now offers open plan kitchen with living and dining area, three first floor bedrooms and family bathroom. The house is located upon a quiet close which is within walking distance of all the villages amenities.

Outside the property has an enclosed garden laid to lawn and patio area at the rear along with a gravel driveway for several vehicles. The rear garden also has a wooden garden room with power and lighting as well as a bar. The garden room is a fantastic space for entertaining but could also be used as a garden office, gym our hobby room.

To the front of the property is a quiet close with pedestrian access to the front and lawn borders.

This property requires a viewing to not only appreciate the beautiful and stylish home but also the fantastic village in which it is located. All round this is a great home in a great setting.

## Entrance Hall

**Lounge 14'8" x 11'8" (4.27m'2.44m" x 3.35m'2.44m")**

**Open Plan Kitchen Area 18'3" x 8'9" (5.49m'0.91m" x 2.44m'2.74m")**

**Open Plan Dining & Living Area 16'7" x 12'7" (4.88m'2.13m" x 3.66m'2.13m")**

**Cloakroom 3'8" x 3'3" (0.91m'2.44m" x 0.91m'0.91m")**

## First Floor Landing

**Master Bedroom 11'2" x 11'8" (3.35m'0.61m" x 3.35m'2.44m")**

**Bedroom Two 9'3" x 7'3" (2.74m'0.91m" x 2.13m'0.91m")**

**Bedroom Three 10'1" x 6'5" (3.05m'0.30m" x 1.83m'1.52m")**

**Family Bathroom 5'10" x 5'9" (1.52m'3.05m" x 1.52m'2.74m")**

**Garden Room 15'11" x 11'10" (4.57m'3.35m" x 3.35m'3.05m")**

## Garden

## Parking

## General Terms & 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: 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.

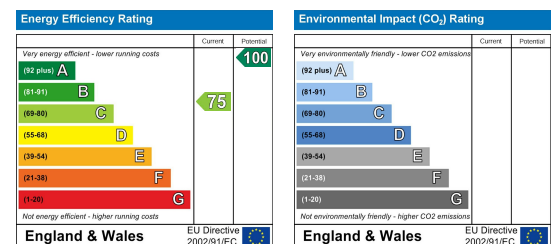
## Area Map



## 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.