

# BURGIN ATKINSON

& C O M P A N Y

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



## 36 Sunningdale

, Retford, DN22 7NH

**£180,000**



3 BED SEMI DETACHED HOME - NO ONWARD CHAIN - OPEN FIELD VIEWS TO THE REAR - DECIEVINGLY SPACIOUS - SOUGHT AFTER LOCATION - OFF STREET PARKING FOR AT LEAST TWO VEHICLES AND GARAGE WITH WORKSHOP



**Description**

This spacious 3 bedroom semi detached property is situated in Ordsall just to the edge of Retford Town. Ordsall has many amenities within close proximity of the property including a Co-Op supermarket, pharmacy, post office and a regular bus service providing frequent links to the town centre. For those who would be commuting, Retford Train Station is also within walking distance and only a few minutes drive with quick and easy rail links to London, Lincoln, Doncaster and Sheffield.

Internally, the property offers a spacious lounge with brick fireplace surround which follows into a dining room area with patio doors leading into the rear garden. Just off this, you will find the heart of the home kitchen with understairs pantry and side door leading out to the driveway and garage. The first floor comprises of two double bedrooms and a good sized third. The master bedroom includes fitted wardrobes with mirror sliding doors. The modernised family bathroom is fully tiled and includes a bath with overhead shower, hand wash basin and w/c.

Externally, the front of the property offers a lawned area with a gated drive way and car port leading up to the garage. The rear garden is laid mostly to lawn with a patio area and pathway down the side of the garage allowing access to the workshop. The property backs onto an open field with views over the countryside and Ordsall golf course.

Viewings are advised to appreciate the spacious yet homely feel this property has to offer.

**Living Room 13'5" x 14'7" (4.11 x 4.45)**

**Dining Room 9'7" x 9'2" (2.93 x 2.81)**

**Kitchen 9'7" x 9'2" (2.93 x 2.81)**

**Pantry 5'5" x 2'11" (1.66 x 0.90)**

**Bedroom One 12'9" x 9'7" (3.91 x 2.94)**

**Bedroom Two 10'5" x 7'7" (3.19 x 2.32)**

**Bedroom Three 9'5" x 7'10" (2.89 x 2.41)**

**Bathroom 5'6" x 7'9" (1.69 x 2.37)**

**Garage 18'8" x 9'0" (5.69 x 2.76 )**

**Workshop 7'7" x 9'1" (2.32 x 2.78)**

**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 B.

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.

Parking: A driveway is provided at the property with parking for two cars.

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.

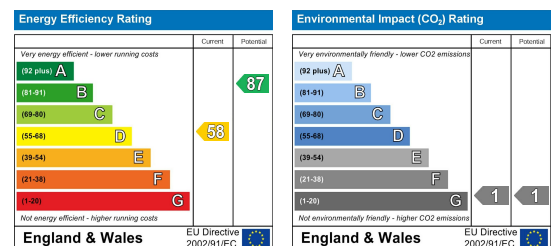
**Area Map**



**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.