

# BURGIN ATKINSON

& C O M P A N Y



## 2 Farfield

, Retford, DN22 7TL

**Offers Over £300,000**



5 BED SEMI DETACHED HOME - APPROX 2,200 SQUARE FOOT OF LIVING SPACE - 4 RECEPTION ROOMS PLUS A KITCHEN AND 2 UTILITY ROOMS - MASTER BEDROOM WITH EN SUITE AND A WALK IN WARDROBE - EXPANSIVE PLOT - DETACHED DOUBLE GARAGE - WITH OFF STREET PARKING FOR 3 CARS - IDEAL LOCATION - EPC E





**Description**

This beautiful, five bedroom semi detached family home is located in Ordsall, Retford. Ordsall has many amenities just 1 minute walk from 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. The A1 is also just a 5 minute drive away from the home.

This beautifully presented home briefly comprises of; four spacious reception rooms, two utility rooms, a modern fitted kitchen and a ground floor w/c. To the first floor, you will find the master bedroom with a walk in wardrobe and four piece ensuite, four bedrooms and a main three piece suite family bathroom.

Externally, the home offers a large rear garden, mostly laid to lawn with a patio area and a pergola. There is also a detached double garage and off street parking for three vehicles behind a separate gated area.

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

- Kitchen 10'11" x 11'3" (3.34 x 3.45)**
- Dining Room 13'6" x 11'3" (4.13 x 3.45 )**
- Living Room 15'1" x 13'4" (4.62 x 4.08 )**
- Utility Room 1 10'7" x 9'8" (3.25 x 2.97)**
- Utility Room 2 8'11" x 9'8" (2.72 x 2.97 )**
- Living Room 13'1" x 11'1" (4.01 x 3.39)**
- Conservatory 11'8" x 12'5" (3.57 x 3.81 )**
- W/C 3'5" x 8'1" (1.06 x 2.47)**
- Master Bedroom 15'1" x 13'2" (4.60 x 4.02)**
- Walk in Wardrobe 8'5" x 11'3" (2.59 x 3.44)**
- En-Suite 7'4" x 11'3" (2.25 x 3.45)**
- Bedroom Two 13'0" x 11'2" (3.97 x 3.42)**
- Bedroom Three 11'3" x 10'7" (3.43 x 3.23)**
- Bedroom Four 11'8" x 9'8" (3.56 x 2.97)**
- Bedroom Five 8'3" x 8'0" (2.54 x 2.45)**
- Family Bathroom 7'9" x 5'11" (2.37 x 1.81)**

**General Remarks & Stipulations**

Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.

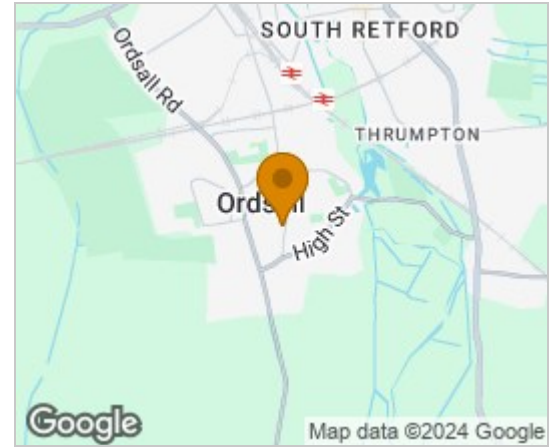
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising 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.

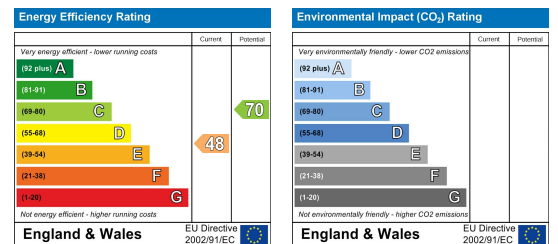
**Area Map**



**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.