



26 Whinney Moor Lane

, Retford, DN22 7AA

Offers In The Region Of £200,000



THREE BEDROOM SEMI DETACHED HOME - IDEAL LOCATION WITHIN CLOSE PROXIMITY TO AMENITIES - SPACIOUS KITCHEN DINER - GROUND FLOOR W/C - LAWNED GARDENS TO THE FRONT AND REAR - ON STREET PARKING



Description

This well presented, three bedroom semi detached home is located on Whinney Moor Lane, Retford. This special location is within walking distance of Retford town centre. The charming historical market town of Retford has a wealth of amenities including boutiques, cosy cafes, restaurants, 2 theatres, a golf club, superb park with children's splash adventure playground and a market three days a week. Retford also offers a mainline railway station making it an excellent choice for commuters with direct links to London King's Cross within 85 minutes and within easy access of both the A1 and M1 motorways.

Internally, this home begins in the welcoming entrance hall which offers access to the spacious and modern kitchen diner, fitted with an integrated four ring gas cooker and separate double oven. Just off the kitchen is a cloakroom offering storage space and a w/c with a hand wash basin. To the ground floor is the cosy living room area which allows an abundance of natural light through. There is also an understairs storage cupboard to the ground floor.

To the first floor, you will find two double bedrooms, both with fitted storage and a third smaller bedroom. The main family bathroom offers a bath tub with over head shower, hand wash basin and w/c.

Externally, the rear garden is mostly laid to lawn with a brick built outbuilding offering additional storage space and an external w/c. The front garden is also mostly laid to lawn with a pathway down to the side of the property following to the rear of the plot.

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

Living Room 9'10" x 13'10" (3.02 x 4.24)

Kitchen 9'11" x 20'2" (3.04 x 6.17)

Bedroom One 10'6" x 12'2" (3.21 x 3.71)

Bedroom Two 7'7" x 13'10" (2.33 x 4.22)

Bedroom Three 7'2" x 11'3" (2.19 x 3.44)

Family Bathroom 7'3" x 6'2" (2.23 x 1.90)

General Remarks & Stipulations

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.

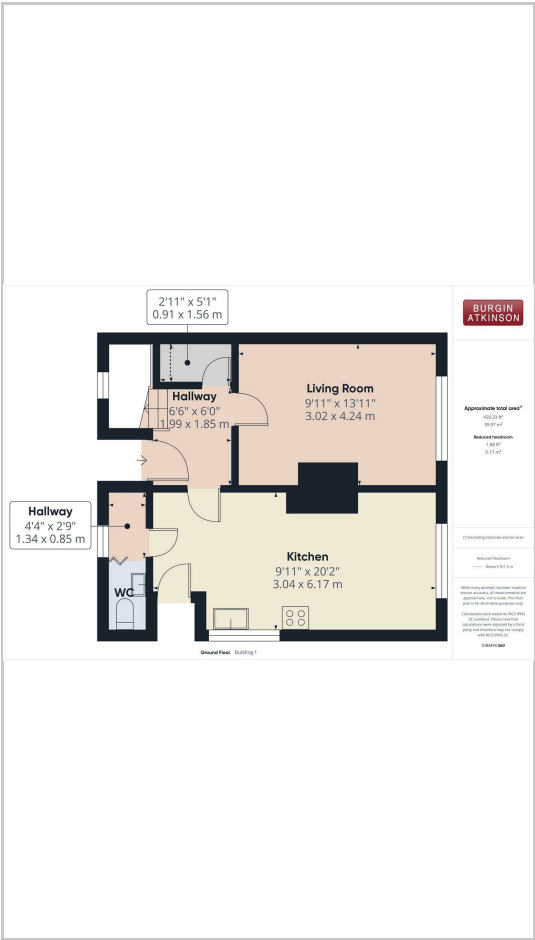
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

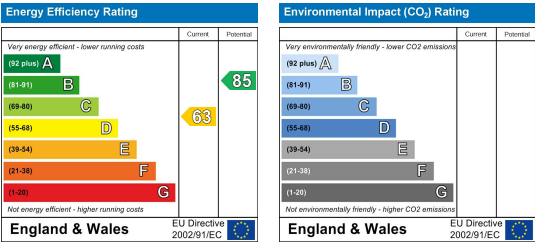
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.