

# BURGIN ATKINSON

& C O M P A N Y



## Fairways Five Fields Lane

, Retford, DN22 7HQ

**Offers In The Region Of £500,000**



5 BED SEMI DETACHED FAMILY HOME SET OVER THREE FLOORS - APPROXIMATELY 2,800 SQUARE FOOT OF LIVING SPACE - HIGHLY SOUGHT AFTER PRIVATE LOCATION - MASTER BEDROOM WITH EN-SUITE - 4 DOUBLE BEDROOMS - TWO SPACIOUS RECEPTION ROOMS - KITCHEN DINER WITH SEPERATE UTILITY SPACE - AMPLE OFF STREET PARKING - LARGER THAN AVERAGE PLOT - LARGE DETACHED GARAGE - EPC D



rent from  
**£995**  
Any Property  
Any Price



**Description**

Welcome to this stunning, period property located on Five Fields Lane, Retford. Situated in a desirable location, this house enjoys close proximity to the array of amenities, recreational facilities, bars, boutiques, open countryside, and primary and secondary schools that Retford has to offer. Bracken Lane Primary Academy, having most recently achieved good Ofsted ratings, is just a two minutes drive.

Internally, the ground floor provides a large living room space with bay windows, a spacious kitchen diner with a pantry, a dining room with patio doors leading out to the rear garden and a sun room with a w/c and utility space. To the first floor, you will find the master bedroom with built in wardrobes and en-suite bathroom, two further double bedrooms, the main family bathroom and separate w/c. To the second floor, there is two double bedrooms.

Externally, the property offers a large amount of land which is mostly laid to lawn, a driveway providing parking spaces for multiple vehicle's and a detached garage. Additionally, there is a cellar which measures approximately 350 square foot and can be utilised as a functional living space.

Don't miss out on the opportunity to make this house your own. With its generous living spaces, huge plot, ample bedrooms, and convenient bathrooms, this property has everything you need to create a comfortable and welcoming home for you and your family. Contact us today to arrange a viewing and take the first step towards making your dream home a reality.

- Living Room 21'0" x 25'11" (6.41 x 7.90)**
- Kitchen Diner 12'0" x 19'4" (3.68 x 5.91)**
- Dining Room 12'0" x 14'0" (3.67 x 4.29)**
- Sun Room 9'5" x 7'10" (2.88 x 2.40 )**
- W/C / Laundry Room 4'2" x 3'0" x 4'3" x 4'2" (1.28 x 0.93 x 1.31 x 1.29)**
- Master Bedroom 17'6" x 18'8" (5.35 x 5.70)**
- En Suite 12'3" x 6'5" (3.74 x 1.97)**
- Beroom Two 13'1" x 11'11" (4.01 x 3.64 )**
- Bedroom Three 8'11" x 13'3" (2.72 x 4.05)**
- Bathroom 6'8" x 8'1" (2.05 x 2.47 )**
- W/C 5'11" x 3'6" (1.81 x 1.08 )**
- Bedroom Four 12'0" x 11'5" (3.66 x 3.50)**
- Bedroom Five 12'5" x 8'3" (3.79 x 2.54)**

**General Remarks & Stipulations**

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

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.

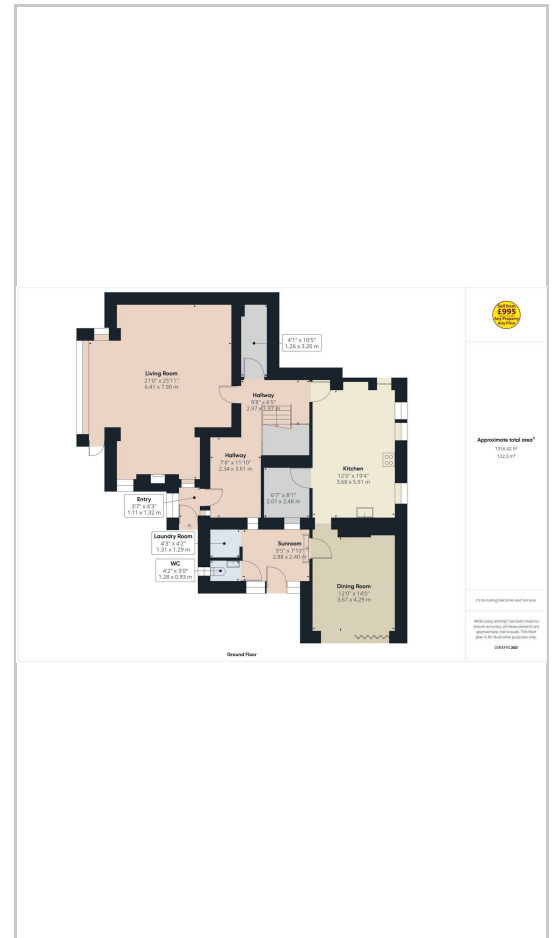
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

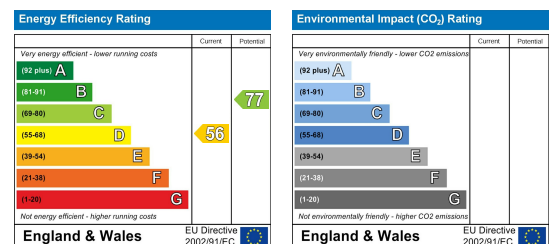
**Area Map**



**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.