



## Bigsby Road

, Retford, DN22 6SB

Offers over £195,000



NO UPWARD CHAIN- Welcome to this charming semi-detached 1930's house located at Bigsby Road with some of its original features still present. This delightful property offers a perfect blend of comfort and practicality, making it an ideal family home. With three well-proportioned bedrooms, two inviting reception rooms, family bathroom, downstairs WC. There is also off street parking for two vehicles.

The boarded loft space, complete with electrics and a Velux window, presents an excellent opportunity for additional storage or even a creative workspace.

Dont miss the opportunity to make this immaculate house your next home !





Description

This delightful three bedroom semi-detached 1930's family home is situated in the popular area of Retford which boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. The property is within walking distance to Car Hill Primary School. Retford rail station is positioned on the East Coast mainline and provides links to London in just one hour twenty five minutes as well as many other UK cities and towns.

Hallway

The property is entered through the front composite door with decorative tiled flooring, radiator with a radiator cover, leading in to the living room.

Living Room 14'9" x 12'8" (4.51m x 3.88m)

The lounge is a spacious room front facing with wooden flooring, dado rail and has a centre feature of a closed log burner, wooden surround and hearth.

Kitchen 12'9" x 10'4" (3.91m x 3.15m )

The kitchen offers a range of wood effect wall and base units, part tiled walls, laminate flooring, radiator, sink and drainer, chrome extractor fan, space for a washing machine and oven and a rear facing window and is open plan into the dining area.

Dining Room 10'5" x 10'0" (3.18m x 3.06m )

The dining room is open plan with the kitchen, it includes built in storage either side of the chimney breast, laminate flooring, coving and radiator. The boiler is located in the under stairs storage area.

Downstairs W/C 5'4" x 2'7" (1.65m x 0.79m)

Every family home should have the convenience of a ground floor cloakroom with wc and hand basin and part tongue and groove wooden panelling.

Stairs & Landing

Leading up the carpet stairs onto the landing with a white painted spindle stair case and original solid wooden internal doors with a window side facing.

Master Bedroom 13'1" x 9'10" (3.99m x 3.02m )

A double bedroom with carpet, built in sliding wardrobes, traditional original picture rail and window to the front aspect.

Bedroom Two 10'3" x 9'2" (3.14m x 2.80m )

A rear facing double bedroom with the original cast fire, built in storage cupboards, laminate flooring over looking the rear garden.

Bedroom Three - Office 8'5" x 5'8" (2.59m x 1.74m )

The single room is front facing with laminate flooring and currently used as an office.

Family Bathroom 6'9" x 5'4" (2.07m x 1.63m )

The family bathroom has part tiled walls and features a bath and overhead electric shower, handwash basin and w/c with a side facing obscure window.

Outside

To the front there is off road parking for several cars, side gate leading to the rear garden which has outside water and electrics, patio area, lawn with slabbed stepping stones leading to the wooden shed. The garden is fully enclosed.

Loft

The loft space is accessible by a drop down ladder which has been isolated and boarded with a Velux window for natural light and electrics.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment 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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

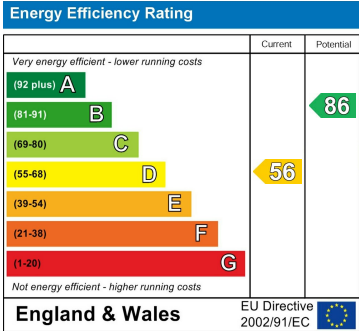
Area Map



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.