



80 Bigsby Road, Retford, DN22 6SE



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£180,000

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This appealing three-bedroom property on Bigsby Road offers a quiet, sought-after location with easy access to Retford town centre and local schools. The ground floor features a bright lounge with a bay window and a dining room with French doors opening to the rear decking. Upstairs, you'll find three comfortable bedrooms, including the master and a second bedroom with fitted storage. Outside, the property benefits from a driveway for off-road parking and a private, enclosed rear garden with decking, a patio, and a lawn area.





## Entrance Hallway

Features a UPVC door with decorative glazed glass and matching sidelights, a single panel radiator, and under-stairs storage which houses the Vaillant Combi boiler.

glazed glass provides access to the left aspect.



## Lounge 3.64m x 3.47m (11'11" x 11'5")

Includes a TV point, a single panel radiator, and a fireplace with a surround. A box bay window with double-glazed units faces the front aspect.

## Dining Room 4.17m x 5.4m (13'8" x 17'8")

Features a fireplace with a surround and a single panel radiator. French doors with double-glazed windows lead out to the rear decking area.



## Kitchen 1.83m x 6.51m (6'0" x 21'5")

A spacious kitchen with floor and wall-mounted cupboards, a sink with a drainer and mixer tap, and a double panel radiator. It has a double-glazed window to the left aspect, a double-glazed window to the rear aspect, and a double-glazed window to the right aspect. It offers space and plumbing for a freestanding washing machine, space for a freestanding tumble dryer, and space for an electric oven. A UPVC door with double-

## First Floor Landing

Features a double-glazed window to the left aspect and offers access to the loft.

## Bedroom One 4.19m x 3.48m (13'8" x 11'5")

Features a double-glazed window to the rear aspect and a single panel radiator.

## Bedroom Two 3.62m x 3.49m (11'11" x 11'6")

Features a double-glazed window to the front aspect, a single panel radiator, fitted storage, and is carpeted throughout.



### Bedroom Three 2.27m x 1.81m (7'5" x 5'11")

Features a double-glazed window to the front aspect and a single panel radiator.



### Main Bathroom 1.82m x 2.45m (6'0" x 8'0")

Includes a double-glazed obscured glass window to the left aspect, a dual-flush WC, a wash hand basin with a mixer tap, and a wall-mounted heated towel rail. Features a panel bath with a mixer tap and a wall-mounted electric shower and showerhead with a shower screen.

### Gardens and Grounds

Front of the Property: A driveway provides off-road parking leading up to the front, which features a small garden with shingle and planters.

Rear Garden: Enclosed and perfect for entertaining, it includes a small decking area accessible from the dining room, a gravel area, a small lawn, a patio area, and decorative

plants.

## Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

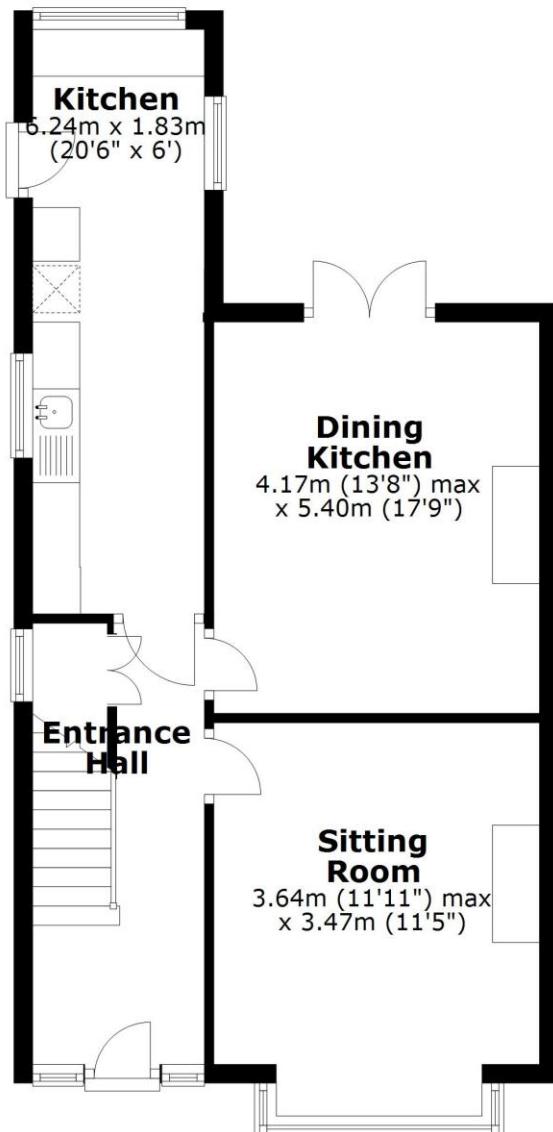
## Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



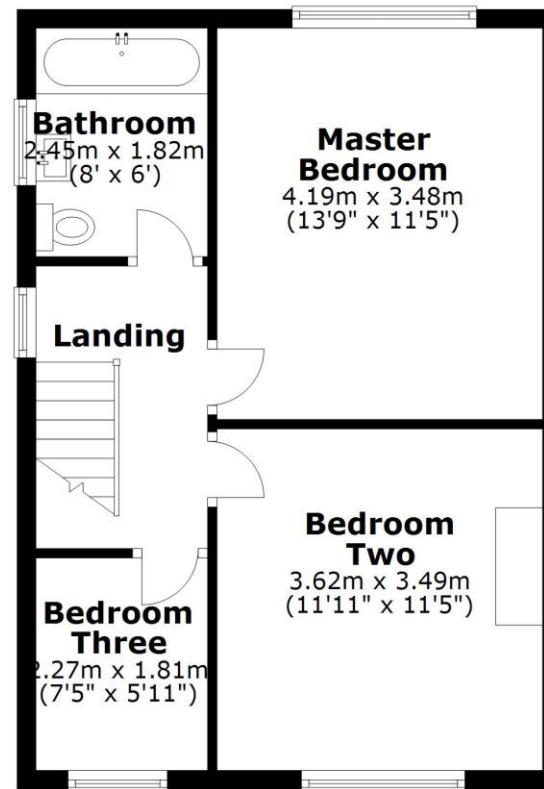
## Ground Floor

Approx. 49.0 sq. metres (527.7 sq. feet)

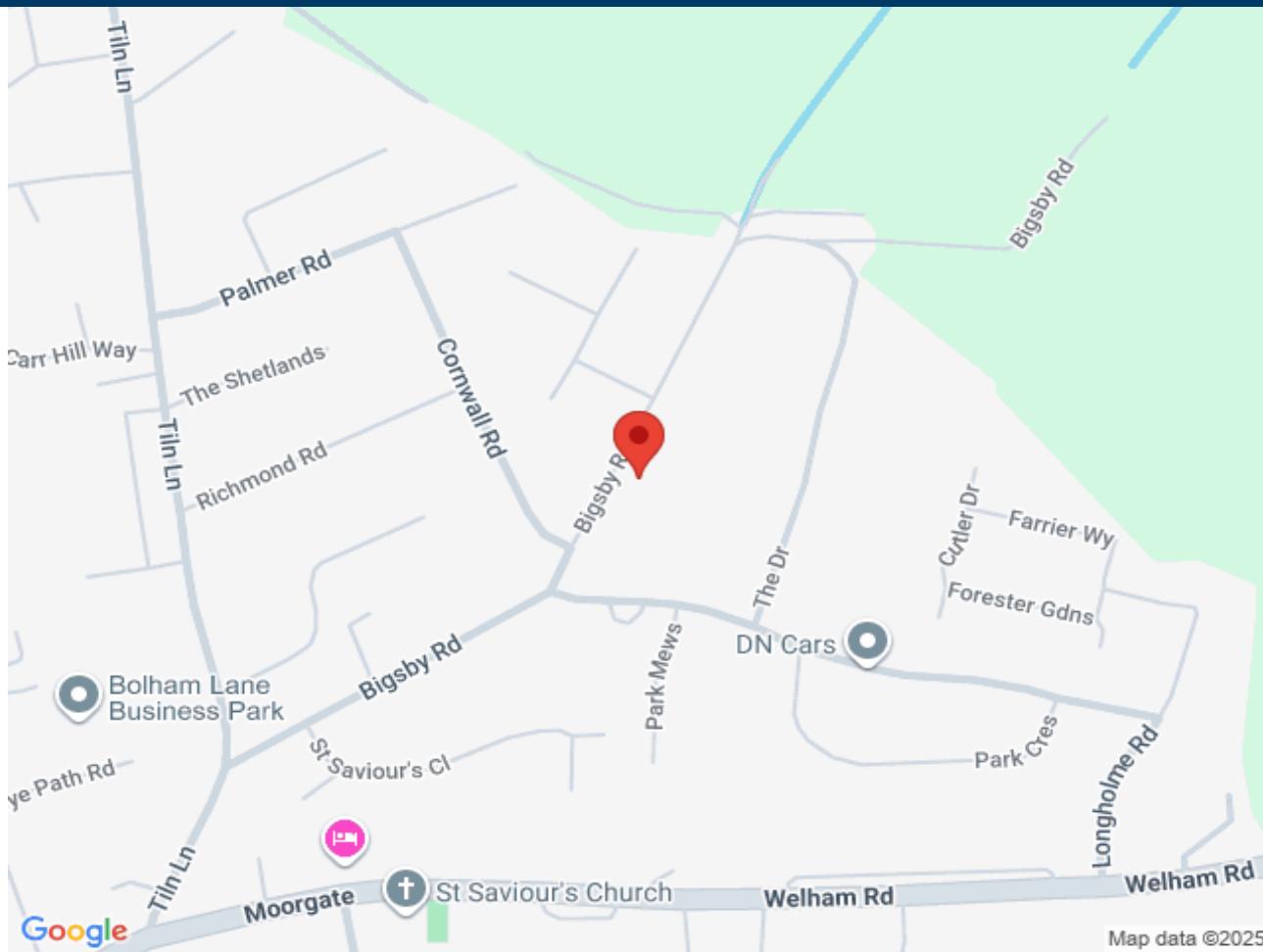


## First Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



Total area: approx. 91.7 sq. metres (987.6 sq. feet)



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