

HUNTERS®

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North Road

Torworth, Retford, DN22 8NW

£375,000



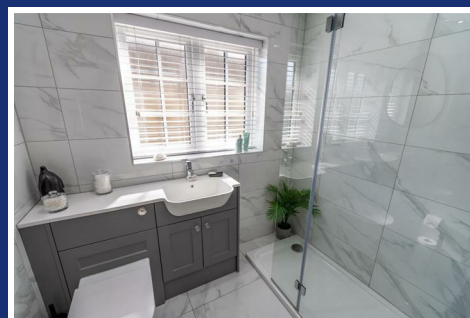
Council Tax: C



Char-lea North Road

Torworth, Retford, DN22 8NW

£375,000



DESCRIPTION

Briefly the property comprises entrance hall, lounge, separate dining room, kitchen, inner hall, two double bedrooms and shower room whilst outside there are spacious gardens to the front and rear accessed via an electric security gate leading to a drive and garage allowing ample off street parking. The property also benefits from triple glazing and gas central heating.

Torworth is a village lying five miles northwest of Retford and four miles south of Bawtry. The village is only a short drive to the A1 and motorway access and Retford lies on the east coast mainline making it an ideal area for commuting. Both Bawtry and Retford have a wealth of amenities including schools, restaurants, shops, and sports facilities. The adjacent village of Ranskill has a general store and post office, public house, fish and chip shop, florist and village park and has a monthly mobile library visit.

ACCOMMODATION

The property is accessed via a composite door with glass panels leading into:

ENTRANCE HALL

7'1" x 4'9" (2.16m x 1.46m)

Providing access to the lounge and kitchen via wooden doors with glass panelling, telephone point, tiled flooring and wall mounted radiator.

LOUNGE

11'10" x 20'11" (3.61m x 6.39m)

With contemporary driftwood effect remote control fire, integrated media wall unit and illuminated display niches to each side, smoke alarm, window to the front elevation with shutter blinds, radiator, wood door into inner hall plus arch to dining room

DINING ROOM

10'10" x 12'6" (3.320m x 3.83m)

French doors opening to the rear garden, two wall lights, window to the side elevation with shutter blinds, radiator.

INNER HALL

3'11" x 6'11" (1.20m x 2.12m)

Providing access to the kitchen, bedrooms, shower room and loft with tiled flooring, smoke alarm to ceiling

KITCHEN

10'11" x 13'6" (3.34m x 4.14m)

Wall and base units with Mac stone worktops, two built in Bosch ovens, four ring induction hob with extractor fan over, integrated dishwasher, washing machine, fridge freezer, and waste unit, ceramic sink with mixer tap, TV point to wall, folding wood door leading into the pantry, spotlights to ceiling, tiled flooring, radiator, wooden doors with glass panels to the entrance hall and side entrance.

PANTRY

With shelving, coat hanger and window to the side elevation.

BEDROOM ONE

9'10" x 14'0" (3.00m x 4.27m)

With built in wardrobes, TV point, coving to ceiling, window to the rear elevation with shutter blinds and radiator.

BEDROOM TWO

10'11" x 9'10" (3.35m x 3.01m)

TV point, coving to ceiling, window to the rear elevation with shutter blinds and radiator.

Tel: 01302 710773

SHOWER ROOM

6'6" x 6'10" (1.99m x 2.09m)

Tiled throughout with matching white suite comprising walk in shower with rainfall head and handheld unit, wash hand basin with mixer tap and cupboard under plus low level flush wc housed in unit, spotlights to ceiling, chrome towel radiator, window to the side elevation with shutter blinds.

EXTERNALLY

The property is accessed via an electric security gate leading to the paved drive allowing ample off street parking and leading to the garage. The front garden is laid to lawn with mature borders, and security lights. To the side is a paved seating area with mature bed, outside tap and security light leading round to the rear garden which is also laid mainly to lawn with paving, mature bed, fencing to two sides with hedging to the other and security lighting. There is also an additional external power point.

GARAGE

8'5" x 19'7" (2.58m x 5.99m)

Electric door, power and lighting, cupboard housing fuse box, shelving and wall mounted Ideal combination boiler.

COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'C'

TENURE - Freehold

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



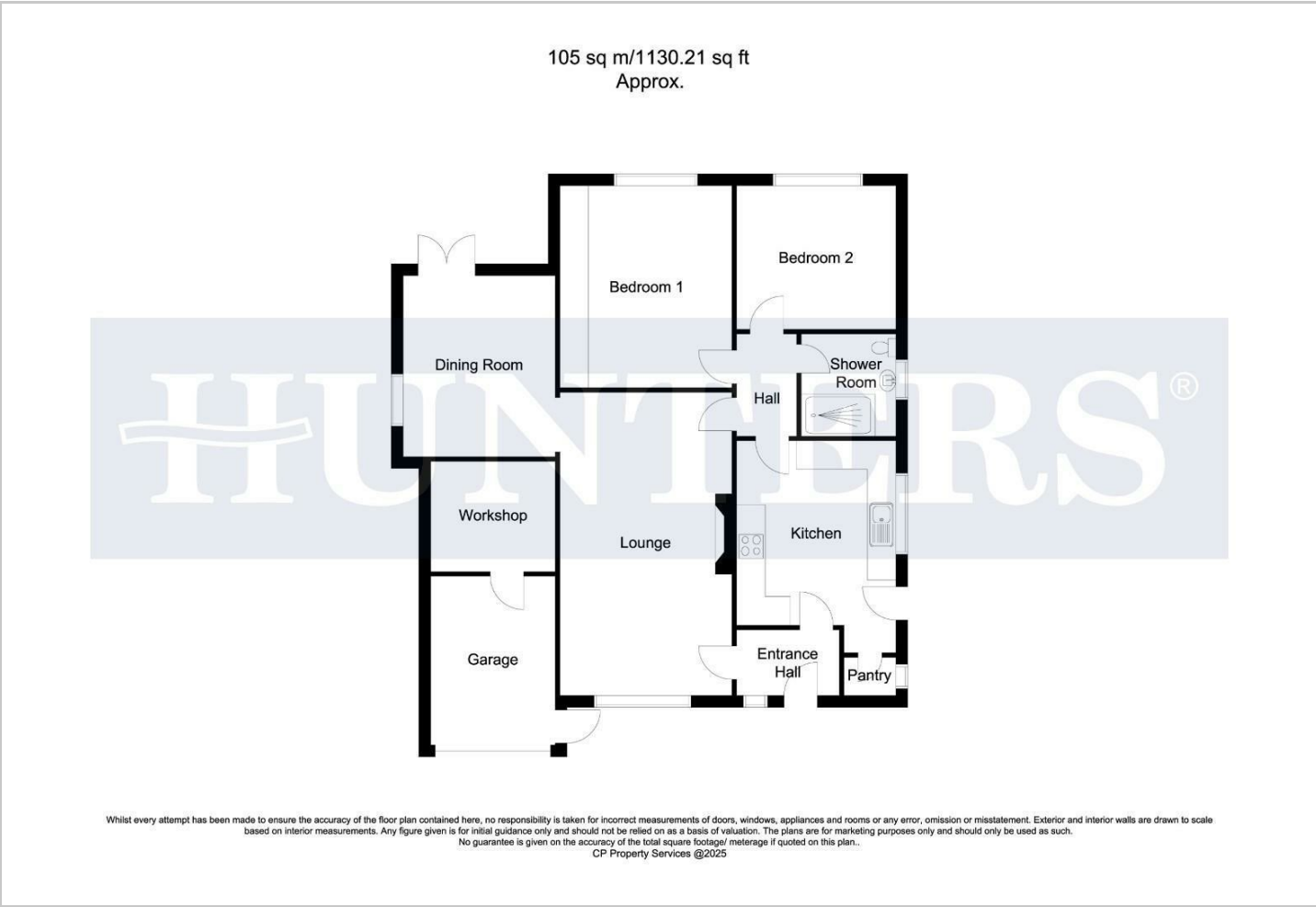
Hybrid Map



Terrain Map



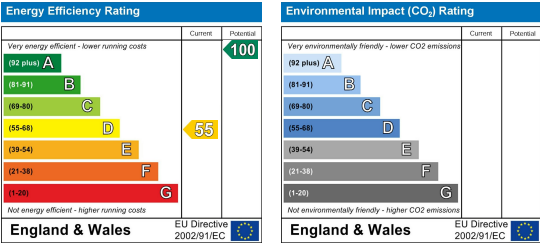
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.