



Babworth Road, Retford DN22 7BP

welcome to

Babworth Road, Retford

This is a substantial four bedroom period property is offered with an abundance of character throughout. This superb home has a sympathetic mixture of both original features plus modern additions. Positioned to the fringes of the town centre with ease of access to many amenities.



Entrance Hall

A composite front door leads to the spacious hallway with original parquet flooring, coving to the ceiling, central heating radiator and a door to the cellar.

Cloakroom

Fitted with wc and electric storage heater.

Lounge

16' 11" x 15' 1" (5.16m x 4.60m)

Feature fire surround with multi fuel stove inset, traditional coving and picture rail, central heating radiator and double glazed window.

Music Room

11' 1" x 13' 4" plus recess (3.38m x 4.06m plus recess)

Parquet flooring, central heating radiator and a double glazed window.

Kitchen

12' 11" x 15' (3.94m x 4.57m)

Fitted with a good range of country style wall and base units, complementary worksurfaces and a one and a half sink and drainer. Integrated appliances including an electric oven and an electric hob with an extractor, dishwasher and fridge freezer. Original wooden floor boards, central heating radiator and double glazed french doors.

Utility Room

10' x 10' 5" (3.05m x 3.17m)

A spacious utility with a range of Hygena wall and base units, gloss display cabinet, complementary work tops and a stainless steel sink and drainer. Plumbing for a washing machine and dryer and tiled flooring.

Landing

Staircase leading to a split level landing with central heating radiator and double glazed window.

Bedroom One

16' 11" x 12' 6" max (5.16m x 3.81m max)

Central heating radiator and a double glazed leaded window.

Bedroom Two

15' x 12' 10" (4.57m x 3.91m)

Neutral decor, loft access, central heating radiator and double glazed window.

Bedroom Three

13' 10" plus recess x 7' 7" (4.22m plus recess x 2.31m)

Central heating radiator, double glazed window and access to the loft.

Bedroom Four

12' 10" x 7' (3.91m x 2.13m)

Central heating radiator and double glazed leaded window.

Bathroom

10' 6" x 9' 8" (3.20m x 2.95m)

Fitted with a high quality three piece suite including a double ended bath with integrated glass shower screen and mains shower above, wall mounted vanity with a wash hand basin and a w.c. Heated towel rail, central heating radiator, spotlights to the ceiling and a double glazed window.

Exterior

To the front of the property is a pebbled garden leading to a artificial grassed area with planted borders, there is also a block paved path which leads to the front door. To the rear is a walled garden with a paved patio and path and artificial grass

Garden Store

An attached brick built garden store.

Drive

Driveway to the front for off street parking.



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welcome to

Babworth Road, Retford

- Substantial four double bedroom period home
- Many original period features
- Newly replaced central Heating, Boiler, Pipework and Electrics.
- New Kitchen and Bathroom with original and new flooring and carpets throughout.
- Highly regarded location to the fringes of Retford town centre

Tenure: Freehold EPC Rating: C

£295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109920 - 0002

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