



Lime Tree Cottages North Road, Torworth Retford DN22 8NP

welcome to

Lime Tree Cottages North Road, Torworth Retford

Offered with no upward chain is this beautifully presented Edwardian property situated in the highly regarded village of Torworth. Three double bedrooms which are located over two floors, lounge, dining kitchen, cellar and large bathroom. Good sized enclosed rear garden with parking to the front.



Lounge

10' 11" x 12' into recess (3.33m x 3.66m into recess)
With feature cast iron decorative Victorian fire place with tile inserts, wooden flooring, central heating radiator, double glazed window and door to the front.

Dining Kitchen

10' 11" x 11' 11" (3.33m x 3.63m)
Fitted with a good range of cream shaker style wall and base units, wooden work surfaces with Belfast sink, mixer tap and tiled splash back. Electric Bosch oven and halogen hob, integrated fridge freezer with space and plumbing for washing machine. Spotlights, central heating radiator and tiled flooring. Double glazed window and bi fold door to the cellar.

Cellar

11' plus stairs x 11' 9" (3.35m plus stairs x 3.58m)
Double glazed window.

First Floor

Landing

Stairs to the landing, central heating radiator with stairs leading to the second floor.

Bedroom One

11' x 12' into recess (3.35m x 3.66m into recess)
Decorative fire place, central heating radiator and double glazed window to the front.

Bathroom

Fitted with wc, wash hand basin and bath with shower above. Cast iron fire place, storage cupboard, tiled splash back and flooring and double glazed window to the rear.

Second Floor

Bedroom Two

8' 7" into recess x 11' 11" into recess (2.62m into recess x 3.63m into recess)
Central heating radiator and double glazed vellux style window.

Bedroom Three

8' 6" plus recess x 12' into wardrobes (2.59m plus recess x 3.66m into wardrobes)
Fitted wardrobes, central heating radiator and double glazed window to the front.

Front Garden

Pebbled hard standing area for one vehicle. Enclosed with fencing.

Rear Garden

Enclosed garden with good sized lawned garden beyond.

Outbuilding One

8' 1" x 9' 7" (2.46m x 2.92m)
Alarm system, power, light and double glazed window to the rear.

Outbuilding Two

5' 7" x 3' 11" (1.70m x 1.19m)
Power and light.

Outbuilding Three

7' 3" x 4' (2.21m x 1.22m)

Buyers Information

Shared access to the side with number one.



check out more properties at williamhbrown.co.uk



welcome to

Lime Tree Cottages North Road, Torworth Retford

- Offered with no upward chain
- Beautifully presented three storey Edwardian property
- Three double bedrooms situated over two floors
- Large bathroom and cellar
- Pebbled hard standing area to the front for parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£215,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
RFD109668 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



williamhbrown.co.uk