

# HUNTERS®

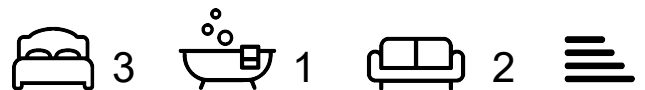
HERE TO GET *you* THERE



Bigsby Road

Retford, DN22 6SB

Asking Price £270,000



Council Tax: B

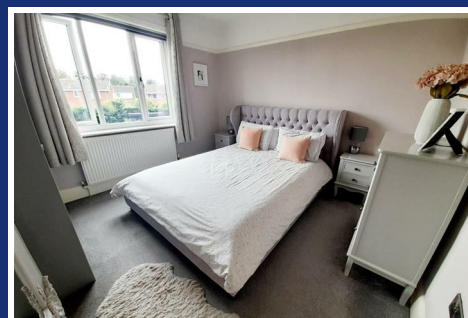




# 42 Bigsby Road

Retford, DN22 6SB

Asking Price £270,000



## ENTRANCE HALLWAY

Composite double glazed entrance door into entrance hallway with stairs rising to first floor accommodation, radiator and laminate flooring with doors giving access to

## LOUNGE

13'2" x 11'10" (4.03 x 3.61)

UPVC double glazed bay window to the front elevation, radiator, fireplace with painted wood surround, mantle fire feature and tiled hearth.

## SHOWER ROOM/ UTILITY

11'11" x 5'9" to maximum dimensions (3.64 x 1.77 to maximum dimensions)

Suite comprising of WC handbasin mounted in vanity unit, shower cubicle with electric shower, provision for automatic washing machine, space for dryer, part tile walls, radiator and laminate flooring.

## OPEN PLAN KITCHEN DINER

21'10" x 20'3" to maximum dimensions (6.68 x 6.18 to maximum dimensions)

UPVC double glazed window to the side elevation, bi-folding doors giving access out to the garden and patio area, gloss finish fitted kitchen comprising of base, drawer and wall units with complimentary work surfaces, tile splashback, breakfast bar, hot tap over kitchen sink, integrated double oven, four ring gas hob with extractor over, integrated dishwasher, space for fridge freezer, vertical radiator and second radiator, brick fireplace and hearth with electric fire feature, inset spotlights to ceiling and composite double glazed entrance door giving access from the side of the property.

## FIRST FLOOR LANDING

radiator, loft access, UPVC double glazed window to the side elevation and doors giving access to

## MASTER BEDROOM

11'0" x 10'11" (3.36 x 3.33)

UPVC double glazed window to the rear elevation, radiator, built-in triple wardrobe and picture rail

## BEDROOM TWO

11'9" x 10'5" (3.60 x 3.20)

UPVC double glazed window to the front elevation, radiator and picture rail

## BEDROOM THREE

11'8" x 5'5" (3.56 x 1.67)

UPVC double glazed window to the front elevation and radiator

## FAMILY BATHROOM

10'10" x 4'10" (3.32 x 1.48)

UPVC double glazed window to the rear elevation, bathroom suite comprising of WC, hand basin mounted in vanity unit, P shaped bath with mixer shower over, part tile walls, radiator, spotlights to ceiling and laminate floor flooring.

## EXTERNALLY

Externally to the front is a block paved driveway allowing off-road parking for multiple vehicles and EV charging point with access to the front entrance door and pathway to the side leading to the landscaped enclosed rear garden with slab patio area, two lawned areas, well stock borders, shed and fully plastered, insulated summerhouse with electrics which may be used as a garden office or gym space.

Tel: 01427 616118

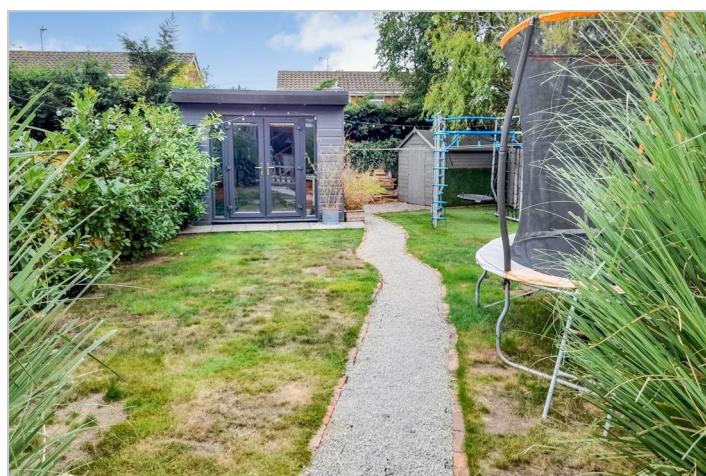
## COUNCIL TAX

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

## TENURE - Freehold

## AGENT NOTE

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



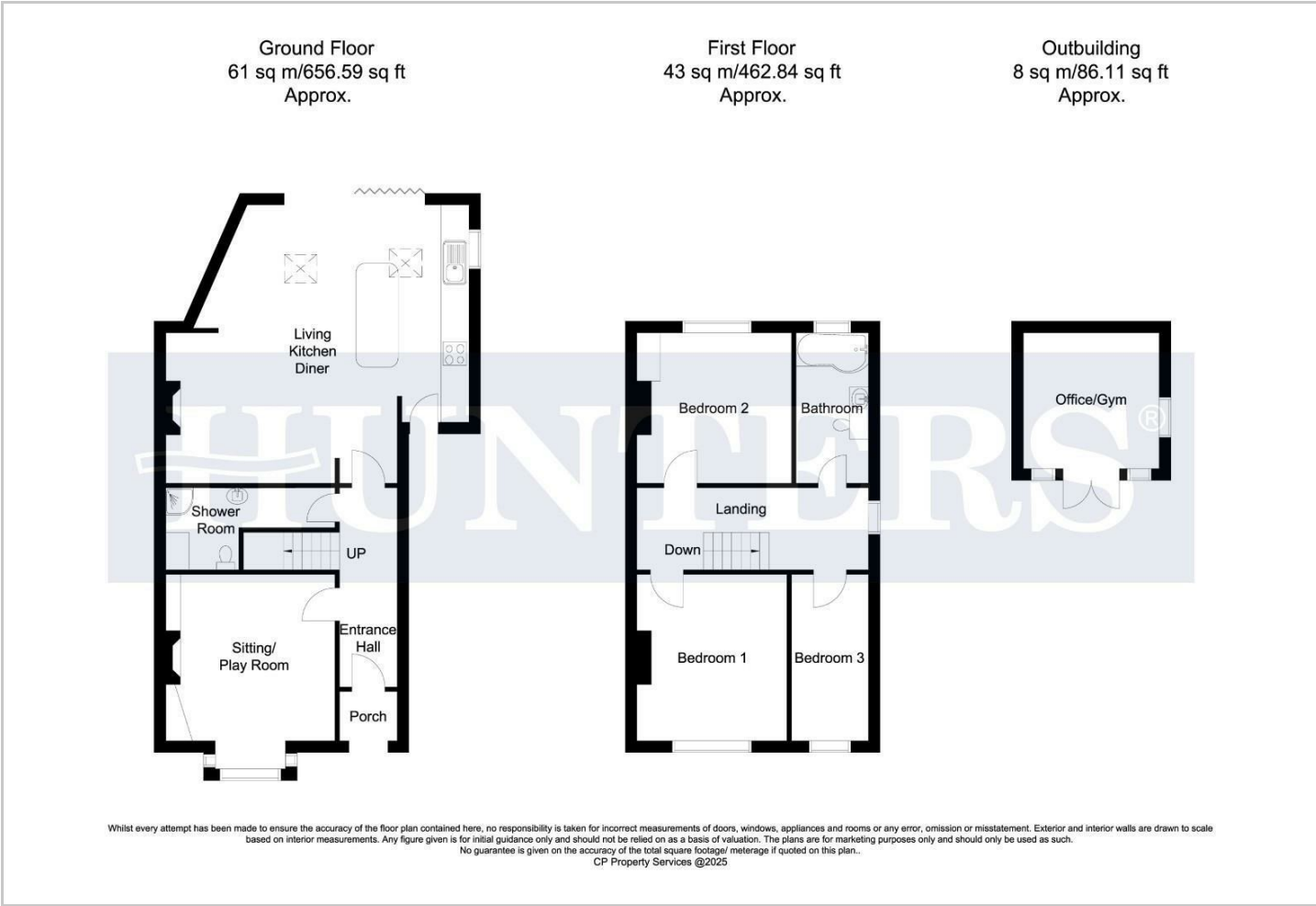
Hybrid Map



Terrain Map



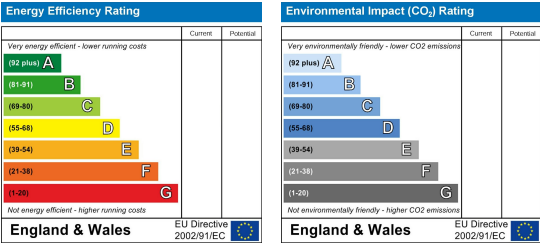
Floor Plan



Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 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.