



Babworth Road, Retford

Offers in Region of **£380,000**

An exclusive opportunity to acquire an imposing THREE BEDROOM detached family home, offering versatile space and charm in abundance. Boasting original features, the generous ground floor living accommodation briefly comprises a welcoming entrance hall, ample lounge, dining room, sunny conservatory, kitchen, utility room, accessible bedroom/ study, and a handy WC. To the first floor reside two sizeable bedrooms, a modernised shower room, and a separate WC. Outside, an extensive private driveway and oversized garage cater for multiple vehicles. The wrap around grounds showcase a low maintenance front garden, and well stocked, southerly aspect lawns and a seating area to the rear. Situated in a popular residential area to the West of Retford, Babworth Road enjoys close proximity to the market town's array of everyday amenities, recreational facilities, and schools for all age groups, whilst benefitting from great accessibility to the A1. Retford Oaks Academy, having most recently achieved a good Ofsted rating, is just a brief walk away. Retford Train Station on the East Coast Main Line is also within easy reach on foot, offering a direct line to London King's Cross in less than 90 minutes at selected times. Early viewing is highly encouraged, we do not anticipate this unique property will be on the market for long.







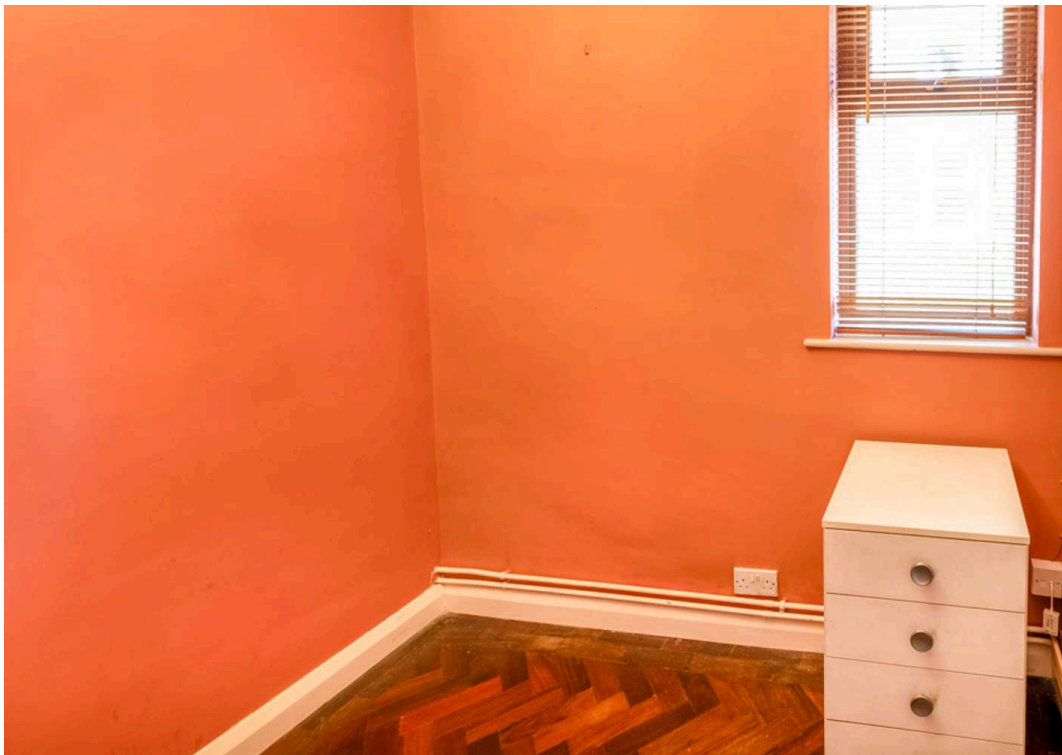


- ****NO UPWARD CHAIN****
- Imposing **THREE BEDROOM** Detached Family Home
- **THREE RECEPTION ROOMS**
- Extensive Private Driveway & Oversized Garage Providing Ample Parking
- Low Maintenance Front Garden & Well Stocked, Southerly Aspect Lawns & Seating Area to the Rear
- Conveniently Situated in a Popular Residential Area to the West of Retford
- Close Proximity to Everyday Amenities, Recreational Facilities, Restaurants, & Schools for All Age Groups
- Excellent Road & Rail Links

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

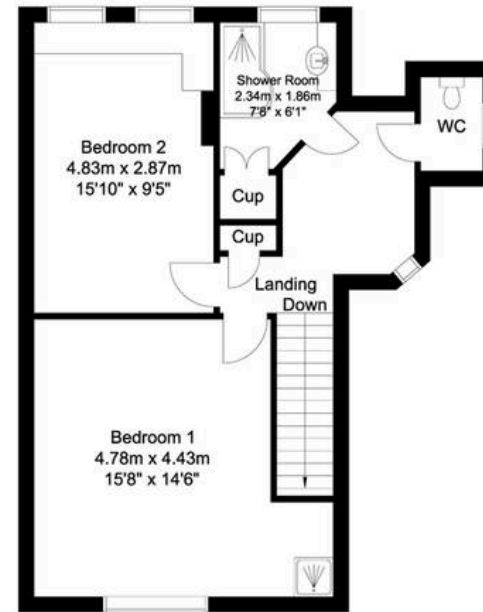




Ground Floor
88 sq m/947.22 sq ft
Approx.



First Floor
49 sq m/527.43 sq ft
Approx.



Outbuilding
19 sq m/204.51 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ metrage if quoted on this plan..