BURGIN ATKINSON
& C O M P A N Y



The Gallops Green Mile Lane

, Babworth, DN22 8JN

Offers In The Region Of £290,000

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A well-presented three-bedroom semi detached home offered with no onward chain. Accommodation briefly comprises of a spacious and versatile accommodation, including a bright dual-aspect living room and modern open-plan kitchen/diner. Further benefits include a newly fitted family bathroom, enclosed rear garden, front garden, off-road parking for at least two vehicles and attractive open field views to the rear.







Description

Internally, the property is accessed via a welcoming entrance hall, which provides access to the principal reception rooms and first-floor accommodation. The spacious dual-aspect living room benefits from an excellent level of natural light, creating a bright and comfortable reception space. The modern open-plan kitchen/diner is well equipped with a range of wall and base units, an integral oven, induction hob and extractor hood. The open-plan layout provides a practical and sociable space for both everyday living and dining. Located just off the kitchen is a useful cloakroom, fitted with a WC and wash hand basin. There is also a separate storage cupboard and a designated utility area, providing additional practical storage and household facilities.

To the first floor, the property offers three bedrooms. The principal bedroom is generously proportioned and benefits from a built-in storage cupboard. Bedroom two is also a well-sized room, while bedroom three is slightly smaller. Bedrooms two and three both enjoy attractive views across the open fields to the rear. The newly fitted family bathroom comprises a panelled corner bath with shower over, wash hand basin and WC, providing a modern and functional bathroom suite.

Externally, the property benefits from a spacious and fully enclosed rear garden, which is predominantly laid to lawn and offers a good degree of privacy. To the side of the property, there is a stone driveway providing off-road parking for at least two vehicles, together with a paved patio area positioned adjacent to the side entrance. The front of the property features a good-sized lawned garden, enclosed by a hedge which provides privacy and an attractive approach to the property.

Overall, the property offers well-proportioned accommodation arranged over two floors, complemented by useful storage, off-road parking, enclosed gardens and attractive open field views to the rear.

Location

The property is ideally situated on the outskirts of Retford town centre, offering easy access to an excellent range of amenities. The town boasts a variety of supermarkets, independent boutiques, cafés, restaurants, two theatres, and a vibrant monthly farmers' market held in the historic market square, where a selection of locally produced goods can be found.

Retford is also home to the award-winning Kings' Park, a beautiful green space through which both the Chesterfield Canal and the River Idle flow. The park features attractive walking routes, a children's play area, and an adventure playground, making it a popular destination for families and outdoor enthusiasts alike. The area is further complemented by highly regarded primary and secondary schools.

For commuters, Retford is exceptionally well connected. The town's railway station offers direct services to London in approximately 1 hour 25 minutes, while the A1 is just a two minute drive away, providing convenient road links North and South. Both Humberside Airport and East Midlands Airport can also be reached in around an hour by car, making travel further afield straightforward.

Living Room 16'3" x 11'6" (4.97 x 3.51)

Kitchen Diner 13'0" x 14'5" (3.97 x 4.40)

W/C 4'5" x 2'10" (1.36 x 0.88)

Utility Area 7'2" x 3'1" (2.20 x 0.94)

Bedroom One 13'3" x 11'10" (4.04 x 3.63)

Bedroom Two 8'7" x 10'5" (2.64 x 3.19)

Bedroom Three 7'3" x 11'8" (2.22 x 3.56)

Bathroom 5'4" x 6'9" (1.63 x 2.08)

Outbuilding 7'0" x 7'2" (2.15 x 2.19)

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.
Services: Mains water, electricity and drainage are connected along with an gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.
General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

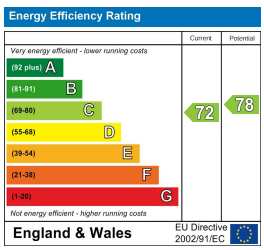
Area Map

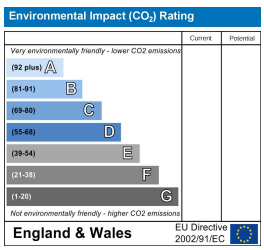


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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