BURGIN ATKINSON
& C O M P A N Y



41 Northfield Way

, Retford, DN22 7LJ

Asking Price £175,000

3 2 1 D

This well-presented home offers spacious and versatile accommodation, including a bright living room with adjoining sun room, three bedrooms, a modern en-suite to the principal bedroom, and a kitchen offering excellent scope for refurbishment. Externally, the property benefits from a generous rear garden with multiple seating areas, a block-paved driveway providing off-road parking for two vehicles, and convenient side access to the rear.







Description

Internally, the property offers spacious yet welcoming accommodation, beginning with a generous living room featuring a freestanding electric fire set on a granite hearth with a timber mantel above, creating an attractive focal point. Double patio doors provide access to the adjoining sun room, which benefits from wooden flooring, uPVC windows surrounding the space to maximise natural light, and double doors opening onto the rear garden.

The kitchen is fitted with a range of base and wall-mounted units and offers excellent potential for modernisation, allowing prospective buyers to create a space tailored to their own style and requirements. The ground floor family bathroom is fully tiled and comprises a panelled bath with overhead shower, wash hand basin, and WC.

To the first floor, the principal bedroom benefits from a recently fitted en-suite shower room, complete with a tiled walk-in shower, wash hand basin, and WC. Bedroom two is a well-proportioned double room, while bedroom three is a comfortable single, ideal as a child's bedroom, guest room, or home office.

Externally, the rear garden is predominantly laid to lawn and features both a block-paved patio and a separate paved seating area, providing ample space for outdoor dining and entertaining. To the front, a block-paved driveway provides off-road parking for two vehicles, while a generous pathway extends along the side of the property, offering convenient access to the rear garden and large detached garage.

Location

This very well presented property is located in Hallcroft, Retford. Hallcroft is on the northern fringes of Retford town centre with local amenities and convenience store on nearby Hallcroft Road. There is a co-op, Greggs and bus services available on North Road and schools for all age groups within comfortable walking distance. Retford town centre has comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. The A1 is accessible as well as countryside walks via the Chesterfield Canal towpath.

Living Room 11'2" x 16'7" (3.42 x 5.06)

Kitchen 9'1" x 10'4" (2.77 x 3.15)

Bathroom 9'0" x 6'0" (2.75 x 1.85)

Sun Room 10'4" x 14'5" (3.15 x 4.40)

Bedroom One 8'7" x 12'4" (2.63 x 3.76)

En-Suite 9'0" x 4'0" (2.76 x 1.23)

Bedroom Two 14'5" x 8'5" (4.41 x 2.58)

Bedroom Three 8'2" x 8'0" (2.49 x 2.45)

Garage 10'0" x 19'9" (3.06 x 6.02)

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 A.
Services: Mains water, electricity and drainage are connected. 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.
Parking: On Street parking is available.
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.

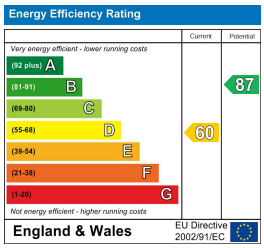
Area Map

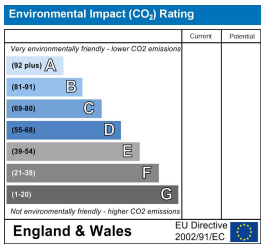


Floor Plans



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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