BURGIN ATKINSON
& C O M P A N Y



37 Main Street

Bothamsall, Retford, DN22 8DW

£325,000

2 1 2 E

A beautifully presented semi detached characterful home offering spacious accommodation, including a bright dual-aspect living room, impressive open-plan kitchen/diner, two double bedrooms and a four-piece family bathroom. Externally, the property benefits from generous landscaped gardens, a versatile garden room, raised decking, ample parking for up to three vehicles and stunning open-field views from the principal bedroom.







Description

Internally, the property opens into a bright and welcoming entrance hall, providing access to all ground-floor accommodation.

The impressive dual-aspect living room is a charming and characterful reception space, featuring an open fireplace with granite hearth and an electric log burner. The room enjoys excellent natural light and provides a comfortable space for both relaxing and entertaining.

The beautiful open-plan kitchen and dining room forms the heart of the home and is fitted with a range of complementary wall and base units, finished with granite worktops. Integrated appliances include an electric hob with extractor over, two double ovens, an under-counter fridge and an under-counter freezer. The dining area benefits from French-style double doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces.

A useful utility room features a bespoke wooden storage unit, providing dedicated space for coats and shoes, together with plumbing and space for both a washing machine and tumble dryer.

The entrance hall also benefits from a traditional stable-style wooden door, providing convenient access to the rear garden.

To the first floor, the spacious and light-filled landing provides access to two double bedrooms and the family bathroom.

The dual-aspect principal bedroom is a particularly impressive room, enjoying breath-taking views across the surrounding open fields. High ceilings, and a period open fireplace with wooden mantel add to the property's charm and character.

The second double bedroom is also well proportioned and features a further period open fireplace with wooden mantel.

Completing the first floor is a spacious four-piece family bathroom, comprising a large panelled bath, separate walk-in shower, wash hand basin and WC.

Outside
The property benefits from generous and well-maintained gardens to the front, side and rear.

The spacious front garden is predominantly laid to lawn and features planted hedge borders and established shrubbery, providing a good degree of privacy. A Porcelain Paved pathway leads to the front entrance and continues around the side of the property.

To the rear, a raised decking area provides an ideal spot for outdoor dining and relaxation. Beyond this is a dedicated parking area with space for up to three vehicles.

The landscaped side garden has been finished with pocelain paving, creating an attractive and practical outdoor seating area. A timber-built garden room benefits from glass sliding patio doors, power and lighting, providing a versatile additional space that can be enjoyed throughout the year and could lend itself to a variety of uses, subject to the purchaser's requirements.

A large timber shed provides further useful storage.

The property also benefits from its own stone driveway to the side, providing access to the private parking area. The neighbouring property has shared access over the driveway.

Location

Bothamsall is a charming rural village nestled within the picturesque Nottinghamshire countryside, surrounded by open fields and beautiful rolling landscapes. Offering a peaceful and idyllic setting, the village provides a wonderful opportunity to enjoy a quieter pace of life while remaining within easy reach of nearby towns and amenities.

The village has a strong rural character and welcoming community feel, with traditional properties and scenic surroundings adding to its appeal. Nearby Retford provides a comprehensive range of everyday amenities, including shops, supermarkets, cafés, restaurants and leisure facilities.

For those seeking a peaceful countryside lifestyle without being too remote, Bothamsall offers an attractive balance of rural tranquillity, natural beauty and convenient access to local amenities.

Kitchen Diner 21'10" x 10'1" (6.68 x 3.09)

Living Room 14'2" x 14'0" (4.32 x 4.27)

Utility Room 5'9" x 8'2" (1.76 x 2.50)

Bedroom One 14'1" x 12'11" (4.30 x 3.94)

Bedroom Two 12'1" x 10'2" (3.70 x 3.10)

Bathroom 6'2" x 12'7" (1.88 x 3.86)

Garden Room 9'8" x 9'8" (2.96 x 2.96)

Shed 11'9" x 6'7" (3.59 x 2.02)

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.
Services: Mains water, electricity and drainage are connected along with a mains oil 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.

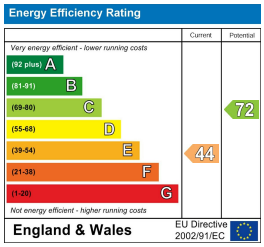
Area Map

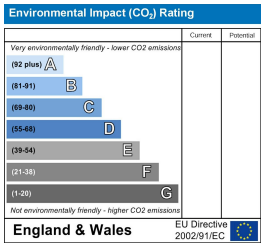


Floor Plans



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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