



32 Bigsby Road, Retford, DN22 6SB



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£210,000



### KEY FEATURES

- QUIET RESIDENTIAL AREA
- CLOSE TO PRIMARY SCHOOL
- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN AND CONSERVATORY
- EPC RATING TBC
- FREEHOLD





This well-presented three-bedroom semi-detached property offers an inviting and practical layout, designed to meet the needs of modern living. The accommodation features a spacious lounge and a dedicated dining room, providing ample space for both relaxation and entertaining guests. The kitchen is complemented by an adjoining conservatory, enhancing the natural light and offering additional space for informal dining or enjoying views of the enclosed private garden.



The property comprises three well-proportioned bedrooms, offering comfortable accommodation for families or professionals seeking flexible living arrangements. The bathroom is conveniently located to serve all bedrooms with ease. Outside, the property benefits from a private enclosed garden, creating a secluded space for outdoor activities or simple enjoyment of the fresh air. Off-road parking is available, providing practical benefits for residents and visitors alike. The property is offered as freehold, granting added security and independence of ownership. The EPC rating is 'TBC'.



#### Local area

Retford, Nottinghamshire is a historic market town renowned for its pleasant residential neighbourhoods and welcoming community atmosphere. The property is situated in a quiet residential area, with primary schools within close proximity, making it suitable for families. Retford boasts an array of local amenities, including independent shops, restaurants, and leisure facilities. The town is well-connected to

surrounding areas by road and rail, while also enjoying accessible green spaces and scenic countryside. This location offers a considered balance between convenient town living and the tranquillity of rural Nottinghamshire.

#### Front Porch

Accessed via a UPVC entrance door with obscure double-glazed glass and matching side panel, leading into the entrance hallway.

#### Entrance Hallway

Featuring LVT flooring, a panel radiator, and a wooden door with double glazed obscure glass and matching side light. Stairs rise to the first-floor accommodation, with additional doors leading to the ground floor rooms.

#### Lounge 3.66m x 3.66m (12'0" x 12'0")

A bright and comfortable reception room with a curved bay window featuring double glazed units to the front aspect. The room includes carpeted flooring, a gas fireplace with surround, TV point and panel radiator.

#### Dining Room 3.97m x 3.64m (13'0" x 11'11")

With double glazed window to the rear aspect, carpeted flooring and a panel radiator. Ideal as a formal dining space or additional reception room.

#### Kitchen 2.61m x 3.64m (8'7" x 11'11")

Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap. The kitchen includes a electric hob and space for appliances, along with a panel radiator and double glazed window to the side aspect. A door leads through to the pantry area.

#### Pantry

A useful storage space with a double-glazed window to the rear aspect. Provides space for a



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freestanding fridge freezer and additional storage cupboards.

#### Conservatory

A bright addition with double glazed windows to two sides. The space also benefits from plumbing and electricity for a freestanding washing machine.

#### Landing

With double glazed window to the side aspect, airing cupboard housing the Ideal conventional boiler, and access to all first-floor accommodation.

#### Bedroom One 3.2m x 3.64m (10'6" x 11'11")

A double bedroom with double glazed window to the front aspect, carpeted flooring and panel radiator.

#### Bedroom Two 3.2m x 3.66m (10'6" x 12'0")

Double glazed window to the rear aspect, carpeted flooring and panel radiator.

#### Bedroom Three 1.68m x 2.76m (5'6" x 9'1")

Double glazed window to the front aspect, panel radiator and LVT flooring.

#### Family Bathroom 2.61m x 2.71m (8'7" x 8'11")

Fitted with a panel bath with mixer tap and wall-mounted shower controls, wash hand basin with mixer tap set on a vanity unit, and low flush WC. Additional features include a heated towel rail and obscure double glazed window to the rear aspect.

#### Outside

##### Front

The front of the property offers off-street parking via a driveway, a small lawn area and gated access with a pathway leading to the front door.



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A pathway to the side of the property provides access to the rear garden.

#### Rear Garden

A private and enclosed garden featuring a small patio area ideal for outdoor seating and entertaining, a lawned section with neat borders, and a hardstanding area with garden shed.

#### Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

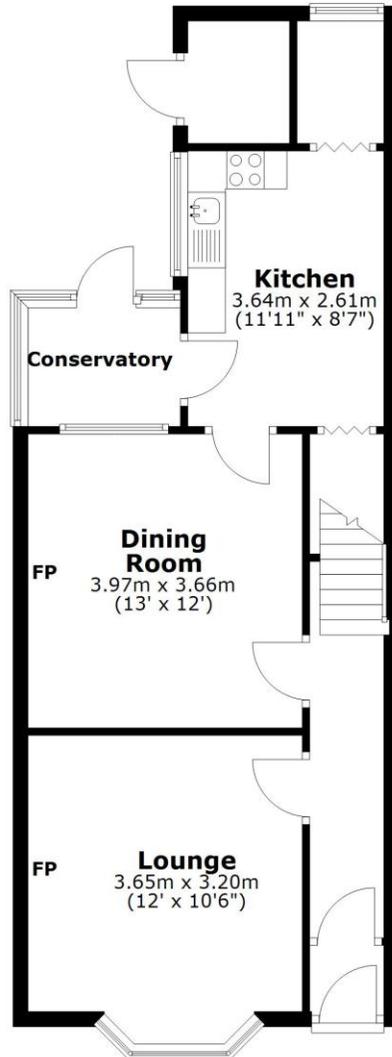
#### Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



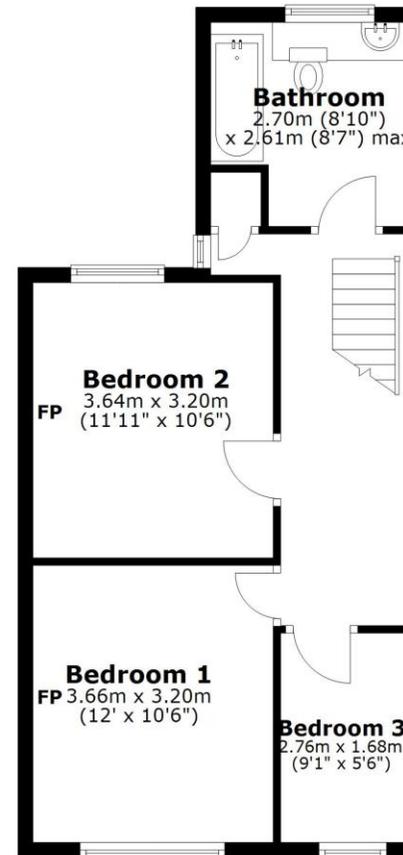
### Ground Floor

Approx. 53.0 sq. metres (570.4 sq. feet)



### First Floor

Approx. 45.9 sq. metres (493.8 sq. feet)



Total area: approx. 98.9 sq. metres (1064.2 sq. feet)

