



1 Burden Crescent, Retford, DN22  
OJR



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# £160,000



Welcome to 1 Burden Crescent, a delightful three-bedroom home nestled in the semi-rural location of Woodbeck, offering a perfect blend of peaceful living and practical convenience. This property boasts spacious living areas, including a separate lounge and dining room, providing flexible spaces for family life and entertaining. The private, enclosed garden features a lovely wraparound lawn, a driveway, and a detached outbuilding, ideal for outdoor enjoyment and additional storage. Perfectly situated, this charming home is an ideal retreat for those seeking a tranquil lifestyle while remaining within easy reach of amenities.





## Entrance Hallway

The entrance hallway has a single-panel radiator, a UPVC door with a double-glazed glass panel to the front, stairs leading to the first floor, and a storage cupboard.

## Lounge 4.49m x 3.3m (14'8" x 10'10")

The lounge features dual double-glazed windows, a TV point, and a fireplace for solid fuel heating.



## Dining Room 3.35m x 3.52m (11'0" x 11'6")

The dining room has double-glazed windows to the front aspect and a single-panel radiator.



## Kitchen 2.16m x 3.5m (7'1" x 11'6")

The kitchen includes a single-panel radiator, a UPVC door with a double-glazed glass panel, and a double-glazed window. It is equipped with a sink, drainer, and mixer tap, along with floor and wall-mounted units and a pantry-style storage cupboard. There is also space for a freestanding electric

fan-assisted oven, a washing machine, and a freestanding dryer.

## Landing

The first-floor landing has a double-glazed window to the front aspect, loft access, a single-panel radiator, and an airing cupboard.

## Bedroom One 4.49m x 3.32m (14'8" x 10'11")

This bedroom features dual-aspect double-glazed windows, a single-panel radiator, and a storage cupboard.

## Bedroom Two 3.19m x 3.5m (10'6" x 11'6")

Bedroom two has a double-glazed window to the front aspect and a single-panel radiator.

## Bedroom Three 2.34m x 2.54m (7'8" x 8'4")

Bedroom three has a double-glazed window to the rear aspect and a single-panel radiator.

## Bathroom 1.7m x 1.3m (5'7" x 4'4")





The bathroom includes a panelled bath and a wall-mounted washbasin. It has a double-glazed, obscure glass window.

### Separate WC

This room features a single-flush WC and a double-glazed glass window.

### Gardens and Grounds

The property boasts a private and enclosed wraparound lawn with a path leading to the front door and a driveway to the right aspect. The rear garden also includes a detached outbuilding, a shed, and a hardstanding area.

### 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

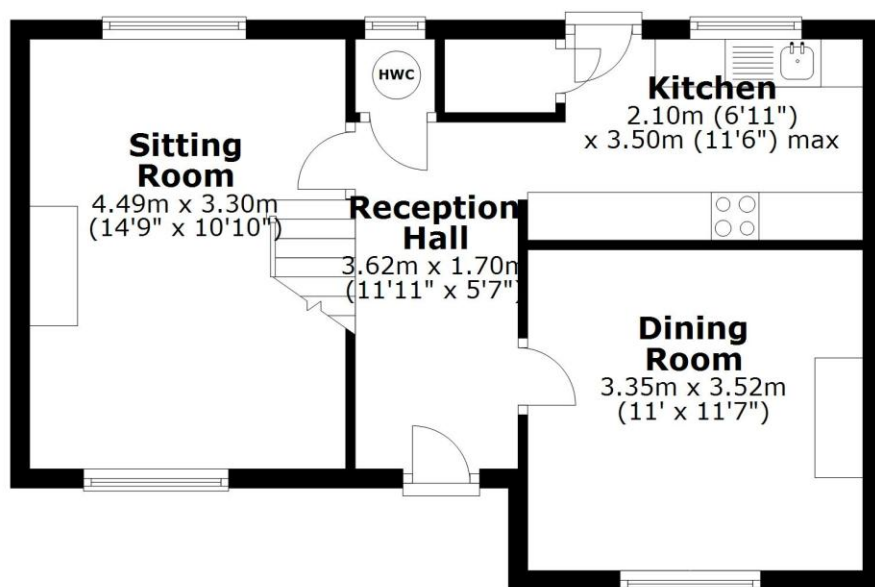
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





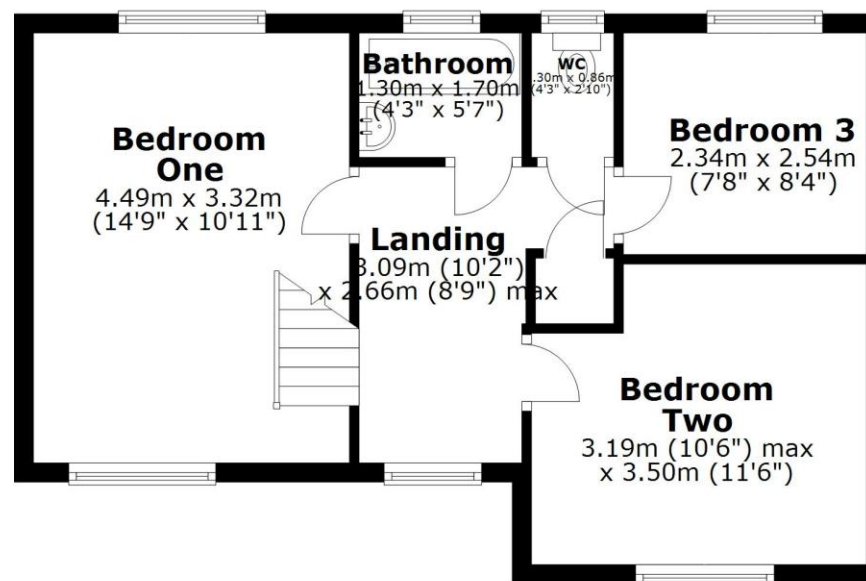
## Ground Floor

Approx. 42.8 sq. metres (461.0 sq. feet)

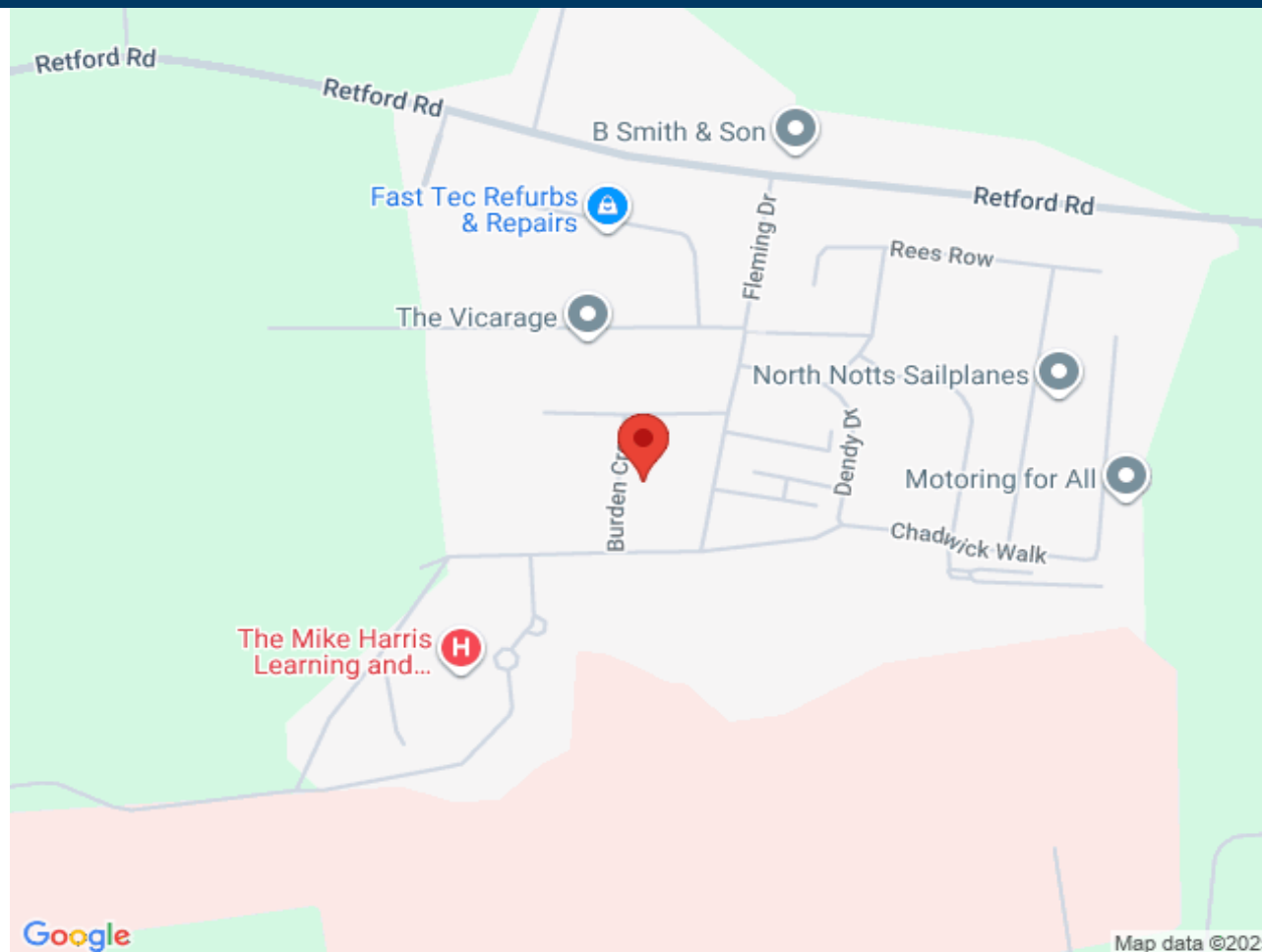


## First Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



Total area: approx. 85.5 sq. metres (920.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	39 E	
21-38	F		
1-20	G		