

BURGIN ATKINSON

& C O M P A N Y



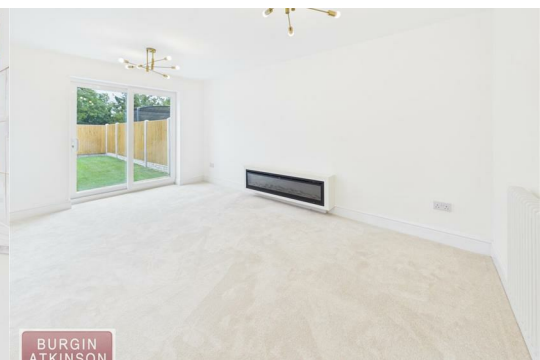
35 Water Lane

, Retford, DN22 6SZ

£175,000



Beautifully presented throughout, this recently renovated three-bedroom home offers spacious and modern accommodation, perfect for first-time buyers, families or those looking to downsize. Featuring a brand-new fitted kitchen, a bright open-plan kitchen/dining room, a generous living room, a contemporary family bathroom, ground floor cloakroom and useful storage throughout. Externally, the property benefits from attractive front and rear gardens, an Indian stone patio ideal for outdoor entertaining, and a useful outbuilding for additional storage. Situated in a popular residential location, this is a fantastic home ready to move straight into.



Description

Upon entering the property, you are welcomed by a spacious entrance hall, complete with a generous storage cupboard and a convenient cloakroom comprising a WC and wash hand basin. The hallway leads through to the impressive open-plan kitchen/dining area, featuring a brand-new fitted kitchen with an integrated electric oven and hob, hot water mixer tap, built-in wine rack, and stylish tiled flooring. A door provides direct access to the rear garden, making it ideal for both everyday living and entertaining.

The well-proportioned living room is finished with comfortable carpeting and benefits from an attractive electric fireplace, with patio doors opening onto the rear garden, allowing for plenty of natural light.

The first floor offers three bedrooms, including a generous principal bedroom with fitted wardrobes, a second double bedroom, and a versatile third bedroom, ideal as a child's room, home office, or nursery. Completing the accommodation is a contemporary family bathroom, fitted with a panelled bath featuring an overhead rainfall shower, wash hand basin, and WC.

Externally, the property boasts a beautifully landscaped rear garden, predominantly laid to lawn with an Indian stone patio providing the perfect space for outdoor dining and relaxation. A pathway leads along the side of the garden to a rear access gate. To the front, there is an attractive lawn complemented by a planted flower border, together with a useful outbuilding offering excellent additional storage.

Please give us a call today to book a viewing!

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 4.5 miles 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.

Kitchen Diner 9'7" x 18'4" (2.94 x 5.60)

Living Room 15'10" x 10'9" (4.83 x 3.30)

W/C 5'10" x 3'0" (1.78 x 0.92)

Bedroom One 12'10" x 9'7" (3.92 x 2.93)

Bedroom Two 8'7" x 13'0" (2.63 x 3.97)

Bedroom Three 9'8" x 6'6" (2.96 x 1.99)

Bathroom 7'0" x 42'5" (2.14 x 12.93)

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 along with a 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.

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.

Area Map



Floor Plans



Energy Efficiency Graph

