



3 SHOP ROW RETFORD, DN22 8QR

£155,000
FREEHOLD

GUIDE PRICE £155,000 - £165,000

A charming and beautifully proportioned cottage, full of warmth, character and traditional features, offering a wonderful blend of period charm and practical living. Set within the highly sought-after and aspirational village of Barnby Moor, offering a peaceful rural lifestyle, strong sense of community and excellent transport links. The A1 is close by, providing easy access towards Doncaster, Sheffield, South Yorkshire, Nottinghamshire and Lincolnshire, while Retford is nearby for a wider range of amenities, shops, restaurants and leisure facilities.

The cosy living room features a front-facing double-glazed bay window, exposed ceiling beam and feature open fireplace with brick hearth. The well-equipped kitchen offers a range of wall and base units, useful storage and a large understairs cupboard. To the first floor are two well-proportioned bedrooms, including a generous master with feature fireplace, alongside a family bathroom.

A particular highlight is the mature and established rear garden, offering a secluded and tranquil setting with colourful planting, established shrubs, mature trees and a patio seating area. Further benefits include a garden shed, outside tap, fenced boundaries and shared rear access.

**Kendra
Jacob**

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3 SHOP ROW

• CHARACTER & CHARMING THROUGHOUT • TWO DOUBLE BEDROOMS • BEAUTIFUL REAR GARDEN • LOCATED IN A SOUGHT AFTER VILLAGE OF BARNBY MOOR • IDEAL FOR A FIRST TIME BUYERS OR INVESTORS • GUIDE PRICE OF £155,000-£165,000



LIVING ROOM

A well-proportioned and cosy living room featuring a front-facing double-glazed bay window, a front facing entrance door, ceiling beam, and an open fireplace with brick hearth. The room also benefits from a TV point and power points.

KITCHEN

Fitted with a range of wall and base units, with work surfaces incorporating a stainless-steel sink and drainer. There is space for a gas cooker with an electric oven and grill, as well as plumbing for a washing machine. Built-in storage cupboards provide additional storage. A large understairs storage area features a work surface and power points. The kitchen also has a rear-facing barn door and a rear-facing single glazed window.

FIRST FLOOR-LANDING

The first-floor landing benefits from a rear-facing single-glazed window.

BEDROOM ONE

A generous-sized bedroom with a front-facing double-glazed window, central heating radiator, power points, and a feature fireplace.

BEDROOM TWO

A good-sized double bedroom with a single-glazed window overlooking the wonderful garden. Additional features including power points, and a central heating radiator.

BATHROOM

A three piece suite comprising of a corner bath with traditional taps and shower attachment, low-flush WC, extractor fan, and heated towel radiator.

EXTERNAL

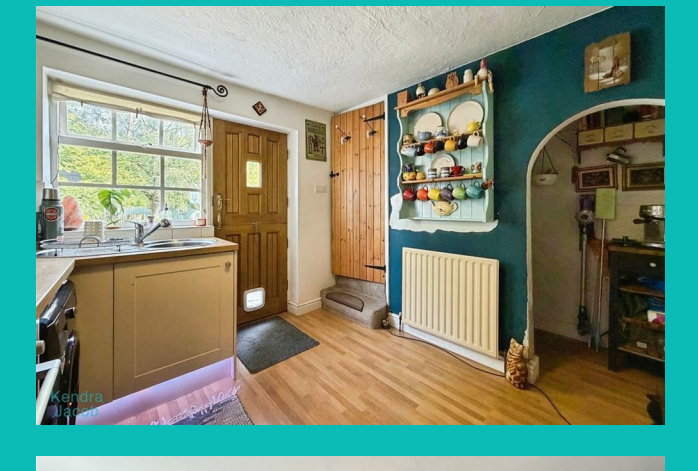
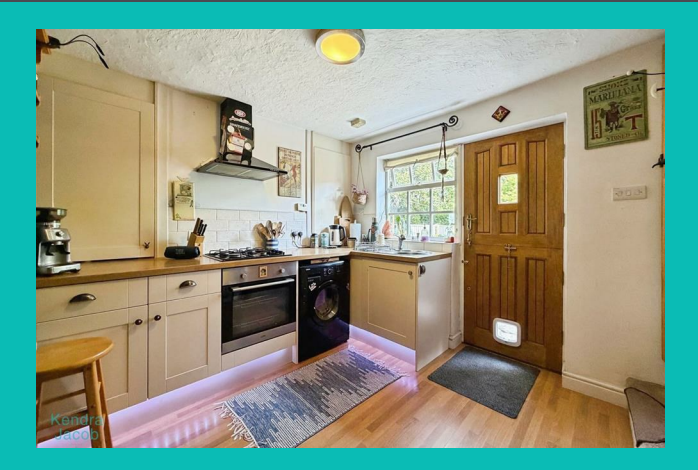
To the outside of the property is a mature and established garden, with a paved pathway leading through an abundance of colourful planting, established shrubs, and mature trees, live ponds creating a secluded setting with plenty of natural character. A further patio seating area provides an ideal space for outdoor dining and entertaining.

Towards the bottom of rear garden is a useful garden shed, providing additional storage. There is also shared access leading through to the rear, shared with neighbouring properties. The garden benefits from an outside tap and fenced boundaries.

LOCATION

Barnby Moor is a highly sought-after and aspirational village, regarded locally as a particularly desirable place to live. Set within the heart of North Nottinghamshire, the village offers a peaceful rural setting and strong sense of community, while being ideally positioned for access to Retford, the A1 and surrounding towns and cities.

3 SHOP ROW





3 SHOP ROW

ADDITIONAL INFORMATION

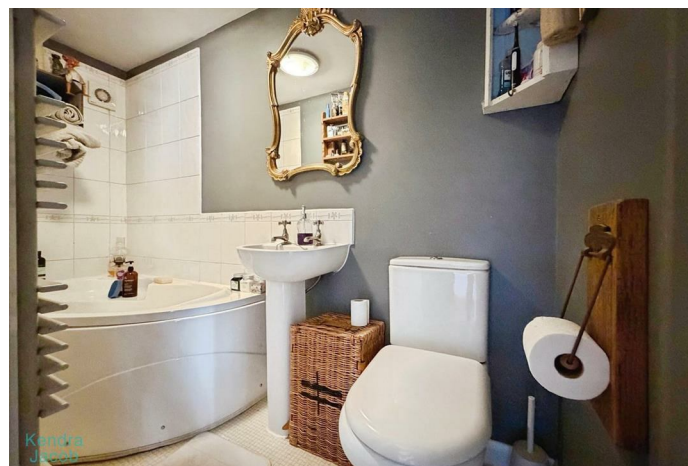
Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

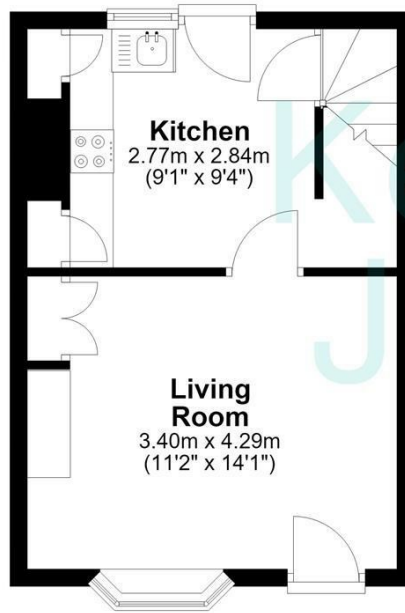
Floor Area – 614.30 sq ft

Tenure – Freehold



Ground Floor

Approx. 27.0 sq. metres (290.7 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.7 sq. feet)



Total area: approx. 57.1 sq. metres (614.3 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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