





9 BABWORTH MEWS

RETFORD, DN22 7AS

£220,000

FREEHOLD

****GUIDE PRICE £220,000-£225,000****

A fantastic opportunity to purchase this spacious and well-presented four-bedroom family home at Babworth Mews, offering versatile accommodation arranged over three floors. Ideally suited to growing families, the property boasts a generous living room, modern fitted kitchen/diner with French doors opening onto the rear garden, ground-floor cloakroom, four well-proportioned bedrooms, a contemporary four-piece family bathroom and an additional second-floor shower room. Externally, the property benefits from a double driveway providing ample off-road parking, secure gated side access and an enclosed rear garden featuring a lawn, gravel area and paved patio, ideal for relaxing and entertaining. Further benefits include attractive herringbone flooring, integrated kitchen appliances and, particularly importantly, approximately five years of warranty remaining, offering additional peace of mind. Ideally positioned within walking distance of Retford Railway Station, Kings Park, local shops, highly regarded schools and a range of other everyday amenities, making this an excellent location for families and commuters alike. Further benefits include sound-dampening fencing and triple glazing, helping to minimise external noise.

Kendra Jacob

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• GUIDE PRICE £220,000-£225,000 • FOUR GENEROUS SIZE BEDROOMS • THREE FLOOR TOWN HOUSE • TWO BATHROOMS • DOWNSTAIRS WC • DOUBLE DRIVEWAY • WALKING DISTANCE TO RETFORD TRAIN STATION AND AMENITIES • PERFECT FOR FIRST TIME BUYERS, YOUNG COUPLES OR GROWING FAMILIES





ENTRANCE HALL

A welcoming entrance hall featuring attractive Karndean flooring, a front-facing composite entrance door, central heating radiator and stairs rising to the first-floor accommodation. A side-facing double-glazed window provides natural light.

LIVING ROOM

A generously proportioned living room featuring a front-facing double-glazed window, central heating radiator and ample power points, creating a comfortable space for relaxing and entertaining.

KITCHEN/DINER

A spacious and well-appointed kitchen/diner fitted with a range of wall and base units, complementary work surfaces incorporating a composite sink and drainer, integrated electric hob, electric oven and stainless-steel extractor hood. Further benefits include an integrated dishwasher, automatic washing machine and wine rack. Additional features include attractive splashback tiling, stylish herringbone flooring, a wall-mounted Logic central heating system, rear-facing double-glazed window and French doors opening directly onto the rear garden. A central heating radiator completes the room, with access to the downstairs cloakroom.

CLOAKROOM

Conveniently positioned on the ground floor, comprising a low-flush WC, wash hand vanity unit, herringbone flooring, extractor fan and central heating radiator.

FIRST FLOOR-LANDING

Featuring a side-facing double-glazed window, central heating radiator and a large built-in storage cupboard. Stairs lead to the second-floor accommodation.

BEDROOM THREE

A generously sized bedroom with front-facing double-glazed windows and central heating radiator.

BEDROOM FOUR

A generously sized bedroom with front-facing double-glazed windows and central heating radiator.

FAMILY BATHROOM

A particularly impressive four-piece bathroom suite comprising a double shower enclosure and wash hand vanity unit. Further benefits include a chrome heated towel radiator, partially tiled walls, stylish herringbone flooring, extractor fan and rear-facing obscure double-glazed window. The spacious family bathroom also features an oversized bath, providing the perfect space to relax and unwind.

SECOND FLOOR-LANDING

The second floor provides access to two further generous bedrooms and a separate shower room.

BEDROOM ONE

A spacious principal bedroom with a front-facing double-glazed window and central heating radiator.

BEDROOM TWO

A further generously proportioned bedroom featuring rear-facing Velux windows and central heating radiator.

SHOWER ROOM

A modern three-piece suite comprising a corner shower enclosure, wash hand vanity unit and low-flush WC. Further benefits include an extractor fan and chrome heated towel radiator.

EXTERNAL

To the exterior, the property benefits from an enclosed rear garden with fenced boundaries, including secure south-proof fencing. The garden features a combination of lawn and gravelled areas, along with an outside tap and secure gated side access. A double driveway provides convenient off-road parking for two vehicles.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band B

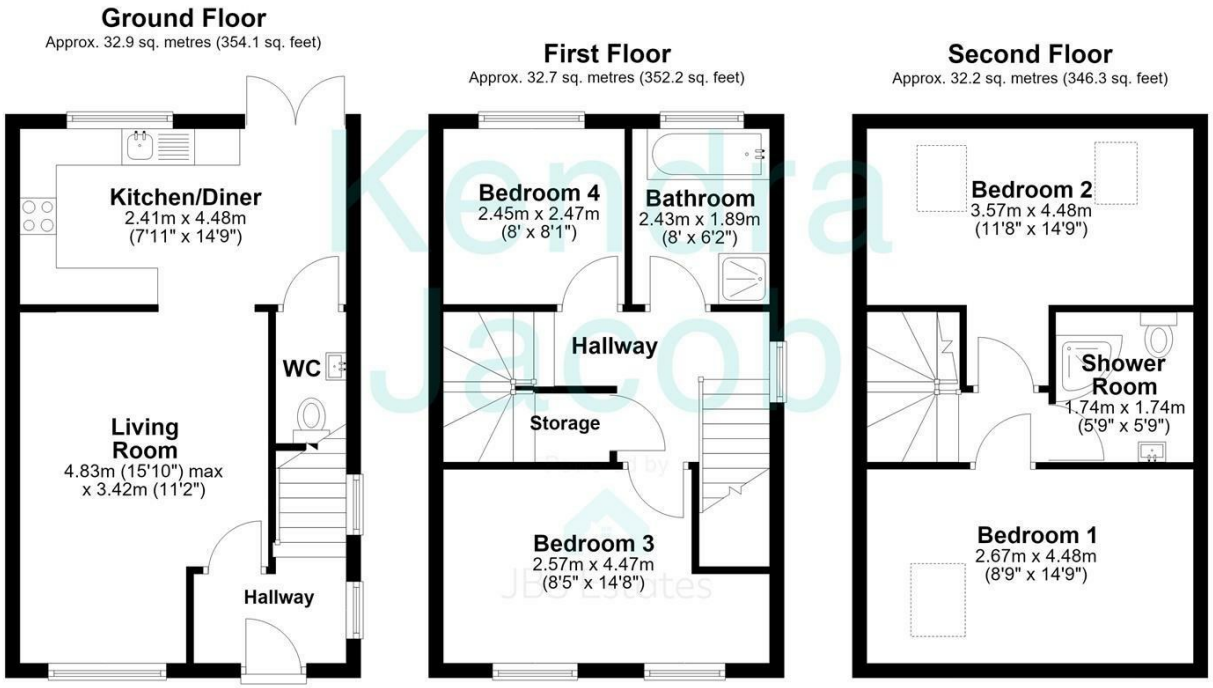
Viewings – By Appointment Only

Floor Area – 1052.60 sq ft

Tenure – Freehold



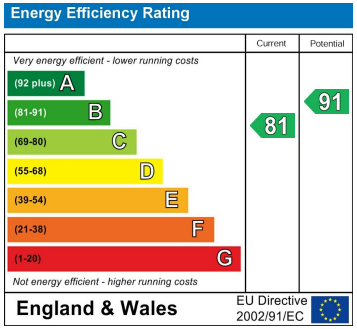




Total area: approx. 97.8 sq. metres (1052.6 sq. feet)

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.





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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