

# BURGIN ATKINSON

& C O M P A N Y



## 2 Lime Tree Cottage North Road

Torworth, Retford, DN22 8NP

**Offers In The Region Of £190,000**



NO ONWARD CHAIN - WELL PRESENTED THREE BEDROOM TOWN HOUSE - PERIOD PROPERTY - OFF STREET PARKING - REAR GARDEN + THREE OUTBUILDINGS - MODERN KITCHEN AND BATHROOM - CELLAR SPACE - POPULAR VILLAGE LOCATION - COUNCIL TAX BAND : B



## Description

The property is located in the village of Torworth which sits between the market towns of Bawtry and Retford. Bawtry offers a wealth of boutique shops, restaurants and bars and Retford has a mainline train station giving links to London Kings Cross and Retford Primary Care Centre (Retford Hospital). The A1 can be accessed at nearby Blyth which gives links to the region major towns and cities. Ranskill offers a local Primary school along with other amenities.

Internally, this property offers a spacious yet cosy living room that features a cast iron decorative Victorian fire place with tile inserts. The kitchen is modern and offers integrated appliances including an oven and electric hob as well as a fridge freezer. The cellar is also accessed via the kitchen. To the first floor, you will find the master bedroom and the spacious main bathroom which hosts a panelled bath with overhead shower, hand wash basin and a w/c. To the second floor, there are a further two double bedrooms.

Externally, the rear garden is patioed with a gate leading to the secondary garden which is mostly laid to lawn. There are also three outbuildings. To the front of the property, the pebbled driveway offers parking access for one vehicle and is enclosed with fencing.

Viewings are advised to appreciate the spacious yet homely feel that this house has to offer.

**Living Room 10'11" x 11'11" (3.35 x 3.65)**

**Kitchen Diner 11'0" x 12'0" (3.36 x 3.66)**

**Bedroom One 10'11" x 10'9" (3.33 x 3.29 )**

**Bathroom 8'2" x 10'8" (2.51 x 3.27 )**

**Bedroom Two 8'6" x 9'10" (2.60 x 3.01 )**

**Bedroom Three 8'7" x 11'11" (2.64 x 3.64 )**

**Cellar 14'2" x 11'9" (4.33 x 3.59 )**

**Outbuilding 1 9'8" x 8'2" (2.96 x 2.51 )**

**Outbuilding 2 3'11" x 5'8" (1.21 x 1.75 )**

**Outbuilding 3 4'5" x 4'1" (1.35 x 1.27)**

## 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 B.

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.

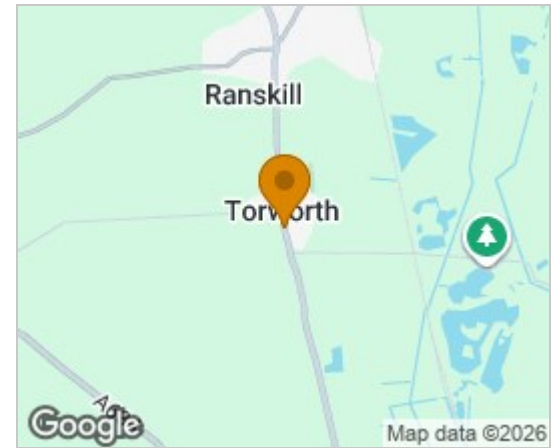
Parking: Off Street Parking for 1 vehicle.

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.

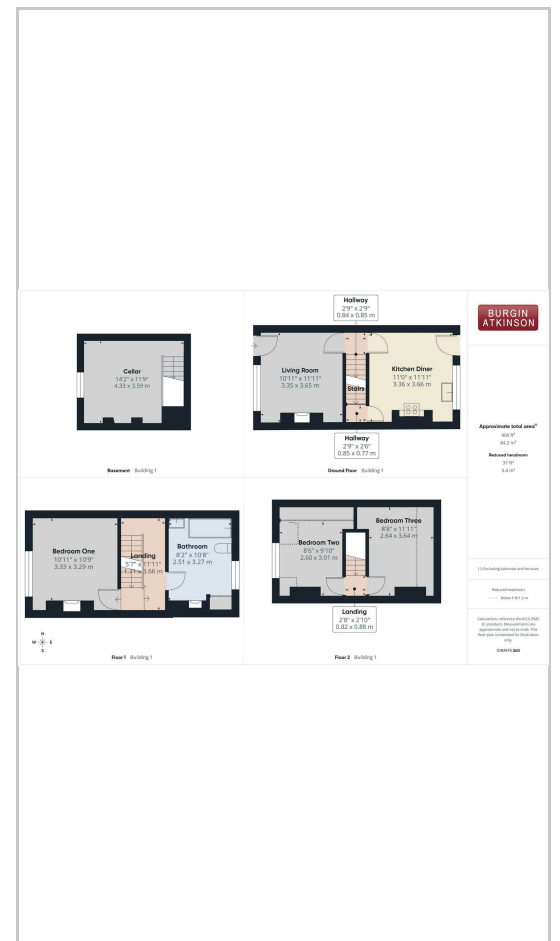
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

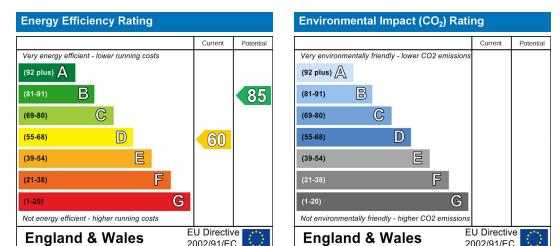
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.