

BURGIN ATKINSON

& C O M P A N Y



10 Lowfield

Hallcroft, Retford, DN22 7QP

Offers In The Region Of £175,000



We are delighted to offer to let this semi detached property located on Lowfield as available for sale. The accommodation briefly comprises of living room, dining room, fitted kitchen, three bedrooms and family bathroom. Externally the property benefits from an enclosed rear garden, two brick built outbuildings and off road parking / driveway to the front.



Description

This spacious three bedroom home is located on Lowfield, Retford. Lowfield is on the northern fringes of Retford town centre with local amenities and convenience store on nearby Hallcroft Road. There is a co-op, Greggs and bus services available on North Road within comfortable walking distance. Retford town centre has comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. The A1 is accessible as well as countryside walks via the Chesterfield Canal towpath.

Upon entering the property, you are welcomed by a bright entrance hall leading to a spacious yet inviting living room, enhanced by a charming bay window that fills the space with natural light. The separate dining room provides an excellent setting for family meals and entertaining, featuring attractive floor-to-ceiling fitted shelving and French-style patio doors opening directly onto the rear garden. The kitchen is fitted with a range of wall and base units complemented by practical worktop space, and includes an integrated hob with extractor hood above, alongside a separate built-in oven.

The first floor offers three well-proportioned bedrooms. The principal bedroom benefits from a beautiful bay window, while the second bedroom is a generous double room. The third bedroom provides a versatile single room, ideal as a child's bedroom, home office or dressing room. Completing the accommodation is the family bathroom, fitted with a bath and overhead shower, wash hand basin and WC.

Outside, the property boasts a generous rear garden, predominantly laid to lawn and offering plenty of space for outdoor enjoyment. Additional features include a patio seating area, a brick-built outbuilding and a wooden shed, providing useful storage solutions. To the front, a driveway offers off-road parking for two vehicles, alongside a neatly presented front garden set behind an established hedge.

To book a viewing, please give us a call!

Living Room 10'4" x 13'0" (3.16 x 3.98)

Dining Room 11'11" x 10'11" (3.64 x 3.35)

Kitchen 8'10" x 8'5" (2.71 x 2.58)

Bedroom One 12'11" x 10'5" (3.95 x 3.20)

Bedroom Two 10'8" x 12'5" (3.26 x 3.81)

Bedroom Three 9'1" x 9'4" (2.77 x 2.87)

Bathroom 5'4" x 7'4" (1.65 x 2.24)

Outbuilding 8'2" x 6'0" (2.51 x 1.85)

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 an 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: On Street parking is available.

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.

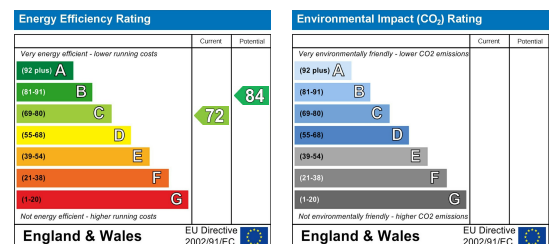
Area Map



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.