

BURGIN ATKINSON

& C O M P A N Y



14 Sandringham Road

Retford, Nottinghamshire, DN22 7QW

£160,000



This corner plot in the popular area of Hallcroft is for sale. The accommodation comprises of entrance hall, dining kitchen, downstairs w/c, living room, three bedrooms and upstairs brand new bathroom. Recently decorated. Externally the property offers off street parking and garden to three sides. There is a stair lift with this property and disabled access.



Description

Internally, the property opens into a welcoming entrance hall, providing access to the spacious living room, which features a bay window and a gas fire set on a tiled hearth with a mantel above.

The spacious kitchen/diner offers ample cupboard space and benefits from two double windows, allowing plenty of natural light to fill the room. Just off the kitchen are two cloakrooms: one with a WC, and the other providing useful additional storage space, ideal for housing a washing machine and tumble dryer. A uPVC door provides access to the side garden.

To the first floor, there are three bedrooms, including a generous principal bedroom with a bay window and fitted storage cupboard, a second double bedroom also featuring a fitted storage cupboard, and a third single bedroom. The family bathroom comprises a panelled bath with an overhead shower, a wash hand basin, and a WC.

Externally, the rear garden is predominantly laid to lawn, with a pathway leading to a timber-framed wooden shed at the rear. To the side of the property is an outbuilding, an additional lawned area, and a concrete driveway providing off-road parking for two vehicles. The front garden is also laid to lawn and enclosed by fencing, offering both privacy and security.

Location

This very well presented property is located in Hallcroft, Retford. Hallcroft 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 and schools for all age groups 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.

- Living Room 12'7" x 10'0" (3.85 x 3.06)
- Kitchen Diner 15'10" x 11'8" (4.84 x 3.58)
- Utility Room 2'10" x 3'2" (0.87 x 0.99)
- W/C 2'11" x 4'10" (0.91 x 1.48)
- Bedroom One 11'9" x 9'9" (3.59 x 2.99)
- Bedroom Two 11'10" x 9'4" (3.63 x 2.87)
- Bedroom Three 7'1" x 6'11" (2.16 x 2.12)
- Bathroom 7'0" x 6'6" (2.14 x 1.99)

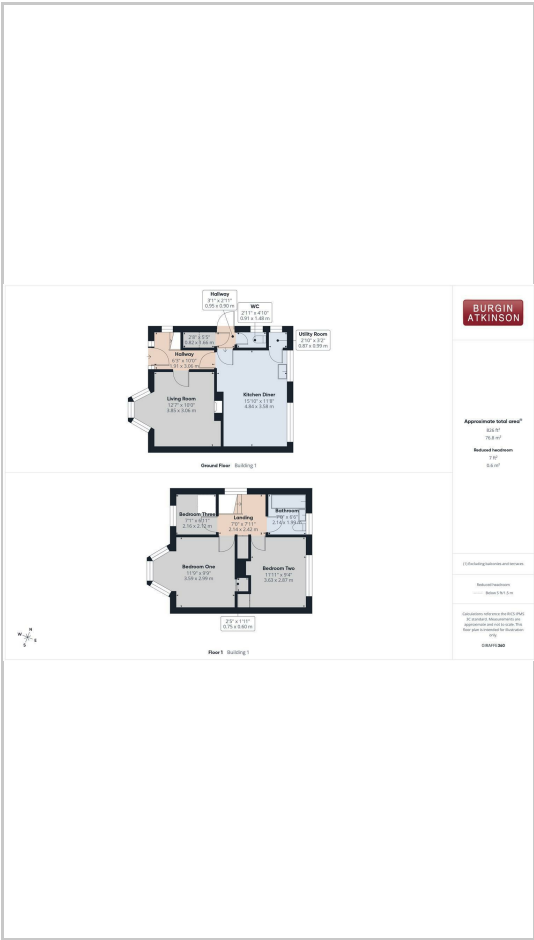
General Remarks & Stipulations

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 mains gas 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.

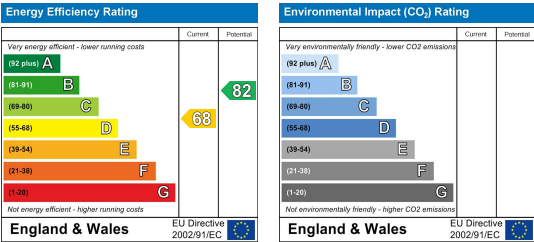
Area Map



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