

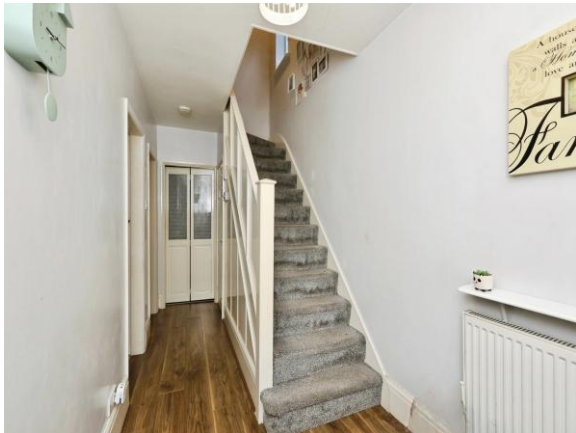


Babworth Road, RETFORD DN22 7NJ

welcome to

Babworth Road, RETFORD

This is superbly appointed three bedroom bay fronted semi-detached home positioned in a well served and established area of Retford. Generous and beautifully presented accommodation throughout, off street parking for several vehicles plus attractive and great sized gardens.



Entrance Hall

Laminate flooring.

Lounge

11' 5" plus recess x 13' 10" into window (3.48m plus recess x 4.22m into window)

Double glazed bay window to the front, picture rail and a central heating radiator.

Dining Room

11' 5" x 11' 5" into recess (3.48m x 3.48m into recess)

Kitchen

9' 1" x 14' 6" to larder unit (2.77m x 4.42m to larder unit)

Kitchen fitted in 2023 with wall and base units, complementary work surfaces and sink and drainer unit. Integrated appliances including induction hob, electric oven, fridge and freezer. LVT flooring, double glazed window to the rear and double glazed patio doors opening out onto the rear.

Utility Room

7' 5" x 5' 10" (2.26m x 1.78m)

Work surface with sink, space for dryer, plumbing for washing machine, central heating radiator and central heating boiler.

Landing

Double glazed window to the side.

Bedroom One

11' into recess x 14' 4" into window (3.35m into recess x 4.37m into window)

Central heating radiator and double glazed window to the front.

Bedroom Two

10' 4" into recess x 11' 6" (3.15m into recess x 3.51m)

Built in storage, picture rail, central heating radiator and double glazed window to the rear.

Bedroom Three

6' 11" x 5' 10" (2.11m x 1.78m)

Single room with central heating radiator and double glazed window to the front.

Bathroom

Fitted in 2024 with wc, wash hand basin with vanity unit and bath with shower over. LVT flooring, chrome towel rail, spotlights, central heating radiator and double glazed window to the rear.

Exterior

To the front of the property is a lawned area and a paved driveway which leads to the side and rear, gated in the middle. To the rear is a generous lawned with a composite decking area.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Babworth Road, RETFORD

- Superbly presented three bedroom bay fronted semi-detached home
- Two reception rooms, kitchen and utility
- Newly fitted bathroom in 2024
- Off street parking for several vehicles
- Generously appointed and attractive rear gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110400 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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