

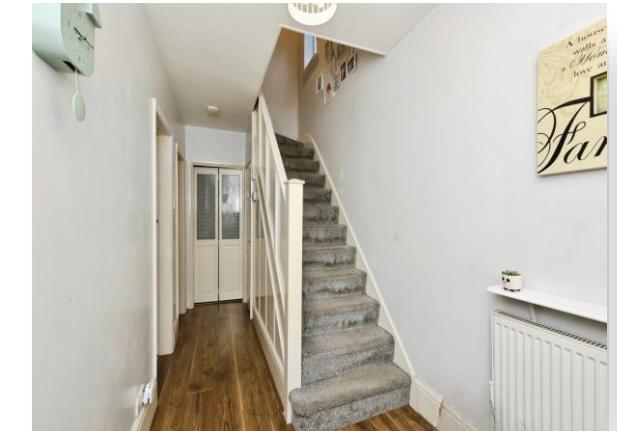


**Babworth Road, RETFORD DN22 7NJ**

**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 paring 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.



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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: Awaited

Council Tax Band: B

# £240,000



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Property Ref:  
RFD110400 - 0005

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Please note the marker reflects the postcode not the actual property

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