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94 BIGSBY ROAD RETFORD, DN22 6SE

****GUIDE PRICE £280,000-£290,000***

For sale is this stunningly presented three-bedroom semi-detached family home, which has been thoughtfully extended and comprehensively improved throughout by the current owner. The property benefits from an extended orangery with bi-fold doors opening onto the rear, a newly fitted kitchen with centre island and quartz worktops, a utility room, additional reception rooms, a downstairs WC, a luxury bathroom suite, and stylish flooring throughout. The home is also decorated to an exceptionally tasteful standard, including attractive wall panelling. Only by viewing can you truly appreciate the exceptional standard and generous accommodation on offer. This incredible home boasts fantastic entertaining space while still retaining a warm and cosy atmosphere, enhanced by the multi-fuel burner in the living room. Externally, the home features stylish porcelain-paved patio areas to the front and rear, complemented by a gravelled driveway offering off-road parking.

**£280,000
FREEHOLD**

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94 BIGSBY ROAD

- ****GUIDE PRICE £280,000-
- £290,000**** • THREE BEDROOMS • EXTENDED SEMI-DETACHED FAMILY HOME • BEAUTIFULLY PRESENTED • DECORATIVE PANELING THROUGHOUT • DOWNSTAIRS WC • MULTIFUEL BURNER TO THE LIVING ROOM



ENTRANCE PORCH

ENTRANCE HALL

Approached from the front door, the welcoming entrance hall features decorative wall panelling, a staircase rising to the first floor, LVT flooring and a central heating radiator.

DOWNSTAIRS WC

Comprising a low-flush WC, wash hand basin, decorative wall panelling, a central heating radiator, and stylish LVT flooring.

LIVING ROOM

Featuring an exposed brick fireplace with multifuel burner, front-facing bow window, decorative wall panelling LVT flooring, and power points throughout.

KITCHEN/DINER

Fitted with a comprehensive range of wall and base units with complementary work surfaces, including a quartz worktop. Appliances include an induction hob with extractor above, integrated oven and microwave, and twin porcelain sinks with mixer taps. A central island provides additional storage and seating. Finished with LVT flooring and a central heating radiator.

EXTENDED SITTING ROOM

A light and spacious room featuring bi-fold doors opening onto the rear garden, a skylight, decorative wall panelling, LVT flooring and multiple power points.

FIRST FLOOR LANDING

With a side-facing double-glazed obscure window, loft access, and power points.

BEDROOM ONE

A generously sized bedroom with a rear-facing double-glazed window, decorative wall panelling, and a central heating radiator.

BEDROOM TWO

A double bedroom with a front-facing double-glazed window, decorative wall panelling, power points, and a central heating radiator.

BEDROOM THREE

With a front-facing double-glazed window, power points, and a central heating radiator.

BATHROOM

Comprising a beautifully appointed suite with ceramic tiling throughout, wash hand basin set in a vanity unit, low-flush WC, bath with rainfall shower over, gold-effect taps, and a gold heated towel rail. Finished with a side-facing obscure window.

EXTERNAL

The property offers a driveway finished with a combination of graveled and porcelain-paved areas, providing both practicality and visual appeal. Further to the side of the property is a secured gated access leading to the rear with further porcelain paved areas, perfect for entertaining. Storage shed, outside tap and fencing surround.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

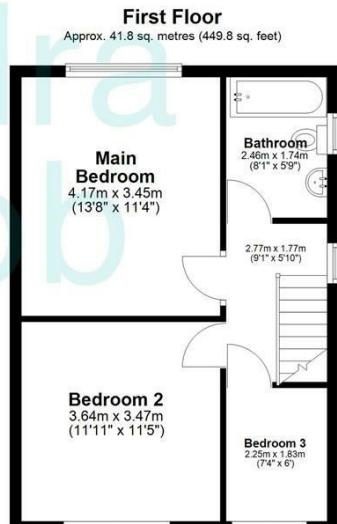
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1091.30 sq ft

Tenure – Freehold





Total area: approx. 101.4 sq. metres (1091.3 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

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