



## The Old Barn Great North Road

Markham Moor, Retford, DN22 0QU

**Offers Over £215,000**



An immaculately presented and recently renovated home tucked away behind secure gates, featuring a stunning open-plan kitchen, flexible living space, landscaped low-maintenance garden, integral garage and driveway parking for up to four vehicles.



Description

Internally, this beautifully presented property features a stunning open-plan kitchen/dining room, fitted just a year ago with a premium Wren Infinity kitchen. The kitchen includes integrated appliances comprising a fridge, freezer, dishwasher, fan oven, combi microwave, induction hob with extractor hood, and a Belfast sink. A large central island with luxury laminate worktops and a breakfast bar creates the perfect space for entertaining, while limestone tiled flooring and bi-fold doors seamlessly connect the room to the rear garden.

The spacious yet cosy living room benefits from newly fitted carpets and patio doors leading directly to the garden, allowing plenty of natural light to flood the space. The second double bedroom is also located on the ground floor and has new carpets, making it equally suitable as a guest bedroom or an additional reception room. Completing the ground floor is a practical cloakroom with a WC and wash hand basin, along with space and plumbing for both a washing machine and tumble dryer.

On the first floor, the impressive principal bedroom features new carpets, a vaulted ceiling, and fitted blackout blinds, creating a bright yet tranquil retreat. The contemporary family bathroom is beautifully appointed with a freestanding bath, separate walk-in shower, vanity unit with inset wash hand basin, WC, and durable vinyl flooring.

Externally, the generous rear garden has been thoughtfully landscaped across two tiers with low-maintenance stone surfacing and a small patio area. It also benefits from a substantial 10m x 10m concrete base with drainage, offering excellent potential for a workshop, garden room, or other outbuilding (subject to any necessary consents).

To the front, a spacious block-paved driveway provides off-road parking for up to four vehicles and access to the integral garage.

The property is set back from the main road and accessed via impressive 6ft double gates. Fully enclosed with fencing on all sides and not overlooked, it offers an excellent degree of privacy, security, and seclusion.

Location

Positioned just 5 miles from the charming Georgian market town of Retford which offers a wealth of facilities including supermarkets, shops, boutiques, popular restaurants and pubs and even a monthly farmers market which offer local produce for sale in the busy market square. There is also an award winning town park, Kings Park which has both the River Idle and the chesterfield canal running through it as well as a children's play park, rose garden, small café and bowling green  
For those who wish to commute there is a rail link to London from Retford rail station in just 1hr 25 minutes as well as many other major UK cities. The A1 motorway is accessed in under 0.5 miles. There are many leisure activities and county parks within the area including Clumber, Rufford Park, Sherwood Forest and Thoresby Hall.

Living Room 9'1" x 11'5" (2.79 x 3.49)

Kitchen Diner 23'10" x 11'3" (7.27 x 3.45)

W/C 4'4" x 7'4" (1.33 x 2.25)

Bedroom One 11'3" x 12'0" (3.44 x 3.66)

Bedroom Two 7'5" x 12'11" (2.27 x 3.94)

Bathroom 7'10" x 8'5" (2.41 x 2.59)

Garage 8'2" x 15'5" (2.50 x 4.70)

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. 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: Off 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.

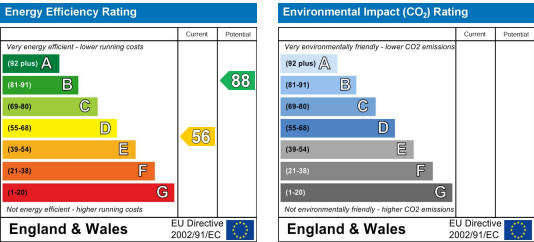
Area Map



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