BURGIN ATKINSON
& C O M P A N Y

165 Thrumpton Lane

, Retford, DN22 7AG

Guide Price £200,000

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***GUIDE PRICE £200,000 - £205,000 *** Beautifully presented throughout and finished to a high standard, this stylish home offers modern, low-maintenance living in a practical and well-designed layout, making it an ideal choice for first-time buyers, young families, or those looking to downsize.

Description

Upon entering the property, you are welcomed by a spacious entrance hall providing access to all ground floor accommodation. At the heart of the home is a bright and contemporary open-plan kitchen, dining and living area, offering the perfect space for both everyday living and entertaining.

The recently fitted kitchen is well-appointed with a range of integrated appliances, including a dishwasher, washing machine, fridge, oven, microwave, and a hob with extractor hood above. Newly laid ceramic floor tiles extend through the entrance hall and kitchen/dining area, while the living space is finished with attractive herringbone flooring. Double patio doors open directly onto the enclosed rear garden, creating a seamless connection between the indoor and outdoor living spaces. A convenient ground floor cloakroom, fitted with a wash hand basin and WC, completes the accommodation.

The first floor comprises two generously sized double bedrooms, both benefiting from high ceilings and large windows that fill the rooms with natural light. A third single bedroom provides a versatile space, ideal for use as a home office, nursery or dressing room. The family bathroom is fully tiled and features a panelled bath with shower over, wash hand basin, and WC.

Externally, the enclosed rear garden has been designed with low maintenance in mind, featuring an artificial lawn, a patio seating area, and a pathway leading to the rear gate. Beyond the garden is a private driveway and allocated parking space, securely positioned behind gated access. To the front, the property enjoys an attractive, low-maintenance garden that enhances its kerb appeal.

Location

Kitchen Diner 7'7" x 17'8" (2.33 x 5.41)

Living Area 15'5" x 11'0" (4.70 x 3.37)

W/C 3'4" x 7'3" (1.02 x 2.22)

Bedroom One 15'2" x 11'5" (4.64 x 3.48)

Bedroom Two 8'10" x 11'5" (2.71 x 3.50)

Bedroom Three 6'5" x 7'4" (1.97 x 2.25)

Bathroom 7'8" x 5'9" (2.35 x 1.76)

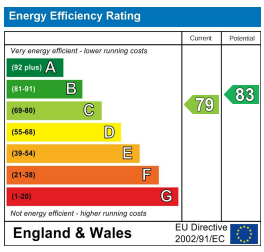
General Remarks & Stipulations

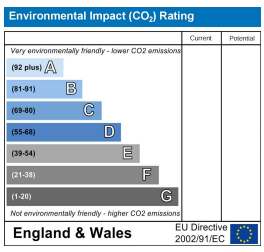
Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.
Services: Mains water, electricity and drainage are connected. Please note, we have not tested the services or 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: On 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.

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