BURGIN ATKINSON
& C O M P A N Y

9 Hine Close

, Retford, DN22 7ZH

£325,000

3 2 2 C

IMMACUATELY PRESENTED 3 BED DEATCHED PROPERTY - TWO RECEPTION ROOMS - OPEN PLAN KITCHEN DINER - EN-SUITE TO MAIN BEDROOM - LAUNDRY ROOM - ENCLOSED REAR GARDEN - DETACHED SINGLE GARAGE - OFF STREET PARKING - EPC : C - COUNCIL TAX BAND : D

Description

This three bedroom detached home is situated in the heart of Ordsall, Retford. Hine Close is a well sought after and well served location providing an excellent catchment area for schools nearby and is within a short distance to Retford Town Centre. Retford Town itself offers a wealth of amenities including supermarkets, shops, restaurants, bars and a local market. Retford Train Station is on the doorstep, providing quick and easy access links to London Kings Cross along with other major cities across the UK.

Inside, the property opens into a welcoming entrance hall providing access to all ground floor rooms. The spacious yet cosy living room is bright and airy, featuring an open fireplace with a log burner. The modern open-plan kitchen diner enjoys dual-aspect light and includes integrated appliances, tiled flooring, and double patio doors leading out to the rear garden. Also on the ground floor is a second reception room, currently used as a home office, along with a cloakroom fitted with a WC and wash hand basin.

Upstairs, the principal bedroom benefits from bespoke fitted wardrobes and an en-suite shower room with tiled flooring. Bedrooms two and three are both well-proportioned doubles with bedroom two also benefiting from built in wardrobes. The recently modernised main bathroom is fitted with a walk-in rainfall shower, a wash hand basin set within a vanity unit, a WC, and fully tiled walls.

Externally, the rear garden is spacious and enclosed with an Indian stone patio area while the rest is laid to stone. A side gate offers access to the driveway and the garage can also be accessed from the rear garden. To the front of the property, a short paved driveway leads to the front door, cutting through a small, well kept garden. The garden has low shrubs, bushes and flower arrangements. To the right hand side is a block paved drive way providing parking access for two vehicle and leads to the detached single garage.

Please give Burgin Atkinson a call to book your viewing.

Living Room 12'11" x 14'5" (3.94 x 4.40)

Kitchen Diner 9'9" x 21'6" (2.98 x 6.57)

Study 7'11" x 7'11" (2.42 x 2.42)

W/C 7'11" x 3'6" (2.42 x 1.09)

Bedroom One 10'4" x 11'5" (3.15 x 3.48)

En-Suite 6'0" x 6'6" (1.83 x 2.00)

Bedroom Two 12'0" x 8'0" (3.66 x 2.44)

Bedroom Three 8'2" x 12'9" (2.51 x 3.91)

Bathroom 6'0" x 8'7" (1.85 x 2.62)

Laundry Room 6'2" x 5'3" (1.90 x 1.61)

Garage 8'3" x 17'11" (2.52 x 5.48)

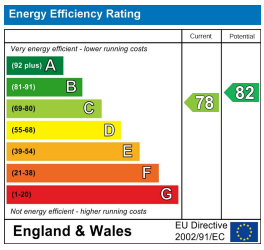
General Remarks & Stipulations

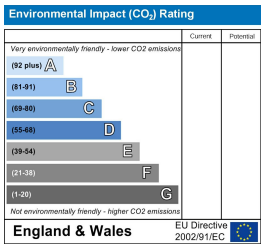
Tenure and Possession: The Property is Freehold.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band D.
Services: Mains water, electricity and drainage are connected along with a mains gas central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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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