

BURGIN ATKINSON

& C O M P A N Y



London Road

, Retford, DN22 7JG

Offers In The Region Of £450,000



A charming period detached cottage situated in a sought-after area of Retford, offering spacious and versatile accommodation throughout. The property features four generous bedrooms, a modern kitchen diner, two reception rooms, a utility room, and a ground-floor WC, making it ideal for family living. Externally, the home benefits from a large private garden, off-road parking for multiple vehicles, a large detached garage and a shed with power and lighting. Ideal boiler installed in 2023 with warranty for a remainder of 12 years.



Description

Internally, the property offers a wonderful blend of character and modern living. The welcoming lounge provides a cosy yet spacious setting, featuring attractive laminate flooring, exposed ceiling beams, and a charming gas stove as a focal point. A versatile office offers the flexibility to be used as a home workspace, dressing room, or additional reception area, benefiting from fitted sliding wardrobes and French-style glazed doors that allow an abundance of natural light to flow through. A second reception room, currently utilised as a bedroom, provides further adaptable living space and features oak-effect flooring and generous alcoves suitable for fitted storage.

The heart of the home is the impressive open-plan kitchen diner, thoughtfully designed for modern family living and entertaining. The kitchen is fitted with a comprehensive range of wall and base units, useful larder cupboards, quartz work surfaces, and a range of integrated AEG appliances including two ovens, a five-ring gas hob, and a dishwasher. The dining area is a standout feature, enhanced by bi-fold doors opening onto the rear garden and a large skylight that floods the space with natural light, creating a bright and sociable environment.

Complementing the ground floor is a practical utility room with space and plumbing for laundry appliances, ample storage, and access to a convenient cloakroom/WC.

To the first floor, there are three well-proportioned bedrooms, including two generous doubles with fitted wardrobes. The third bedroom continues the property's characterful appeal with exposed beamwork. The stylish family bathroom is beautifully appointed, featuring a contemporary suite comprising a bath, a walk-in shower with Aqualisa digital shower system, vanity wash basin, WC, heated towel rail, and the added luxury of a mirrored smart television.

Externally

Front

The property is positioned just off London Road, offering excellent transport links and is within a short walking distance of the town centre. Access is via a gate from the main road.

Rear Garden

To the rear, the property boasts a substantial west-facing garden, perfectly suited to outdoor entertaining and family enjoyment. The garden features an extensive patio seating area, a large lawn bordered by mature trees and well-established planting, and a greenhouse for gardening enthusiasts. A versatile summer house benefits from being fully insulated with internal cladding, connected water/sink & electrics, while a detached double garage and separate outbuilding provides additional storage or workshop potential. Further practical features include a side access gate and a driveway providing parking access for multiple vehicles.

Location

Ideally located in the market town of Retford, Nottinghamshire, this property benefits from excellent access to a wide range of local amenities, well-regarded schools, and convenient transport connections. Combining the charm of a welcoming community with the practicality of town-centre facilities, the area also offers an abundance of nearby green spaces and countryside walks, making it an attractive choice for families, commuters, and professionals alike.

Living Room 13'6" x 12'6" (4.12 x 3.83)

Kitchen Living Area 37'5"ax x 19'5"ax (11.43max x 5.92max)

Utility Room 6'8" x 5'7" (2.04 x 1.72)

W/C 6'2" x 2'9" (1.90 x 0.85)

Office 6'5" x 9'9" (1.96 x 2.99)

Reception Room/Bedroom Four 12'4" x 12'5" (3.76 x 3.79)

Bedroom One 11'9" x 12'11" (3.60 x 3.94)

Bedroom Two 10'2" x 12'10" (3.10 x 3.93)

Bedroom Three 10'2" x 9'8" (3.12 x 2.97)

Bathroom 8'11" x 9'3" (2.74 x 2.84)

Summer House 11'9" x 6'7" (3.60 x 2.01)

Garage 10'6" x 16'11" (3.21 x 5.16)

Outbuilding 10'10" x 31'2" (3.31 x 9.52)

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.

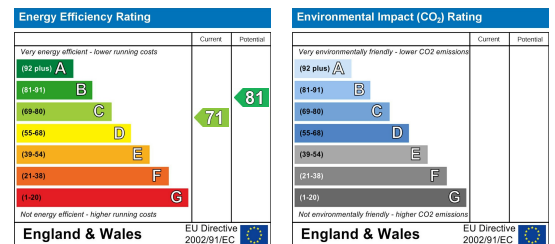
Area Map



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