

BURGIN ATKINSON

& C O M P A N Y



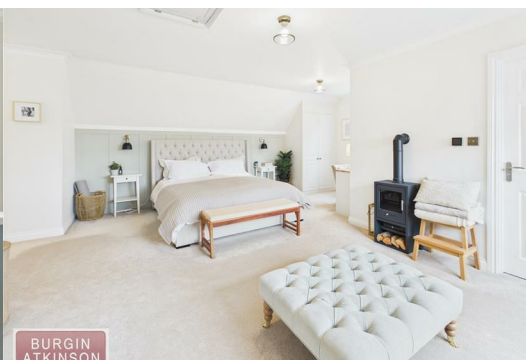
3 Mount Vernon Park

, Retford, DN22 7BF

Offers Invited £600,000



An exceptional five-bedroom family home situated on a private road with just five houses is finished to an outstanding specification throughout. Boasting a stunning open-plan kitchen diner with premium integrated appliances and quartz worktops, multiple reception rooms, luxurious principal suite with en-suite, and beautifully appointed bathrooms, this property perfectly balances style and practicality.



Description

Ideal for family living, this beautifully presented home is situated just off London Road on the highly regarded Mount Vernon Park in Retford. Retford offers an excellent range of amenities including independent shops, supermarkets, local retailers and a traditional market held three days a week. Retford Railway Station lies on the East Coast Main Line, providing direct services to London in approximately 1 hour 25 minutes, along with connections to many other UK towns and cities. The nearby A1 road is just a 10-minute drive away, offering convenient north and southbound access.

Accommodation

Internally, the property opens into a welcoming entrance hall fitted with Karndean LVT flooring. The dual-aspect living room is light and airy, featuring double patio doors leading to the rear garden and a charming wood burner set with limestone surround and a granite hearth.

The impressive open-plan kitchen diner is fitted to a high specification, including an integrated Bosch fridge freezer and dishwasher, a SMEG induction cooker and hob with extractor fan above, handmade tiled splashbacks, a Rangemaster sink and tap, and 30mm quartz worktops. The flooring is tiled from Mandarin Stone, creating a stylish yet practical finish. The dining area benefits from feature wall panelling and Karndean LVT flooring, with double patio doors opening into the conservatory, which also enjoys matching flooring.

A second reception room on the ground floor, currently used as a playroom, offers built-in storage cupboards and would equally suit use as a home office or gym. Completing the ground floor is a well-appointed utility room with wall and base units, storage, sink with Blanco tap, and space for a washing machine and tumble dryer, along with a separate downstairs WC with tiled flooring.

First Floor

The generous principal bedroom provides a luxurious retreat, complete with electric stove, dressing area, fitted wardrobes and feature panelling. The en-suite bathroom is fitted with a Mira walk-in shower, freestanding bath, vanity unit with hand wash basin, WC, and underfloor heating beneath laminate flooring.

The second bedroom also benefits from wall panelling and its own en-suite shower room with hand wash basin and WC. Bedrooms three and four are both comfortable doubles, while bedroom five is currently used as an office and includes a storage cupboard and wood-effect panelling.

The family bathroom is finished with LVT flooring, decorative panelling, a separate bath and shower, hand wash basin and WC.

Outside

The enclosed rear garden is predominantly laid to lawn, complemented by both patio and decking areas — ideal for entertaining during the warmer months. To the front, a block-paved driveway provides ample off-road parking and access to the double garage.

Living Room 24'3" x 11'7" (7.41 x 3.54)

Kitchen Diner 13'0" max x 22'1" max (3.97 max x 6.75 max)

Conservatory 15'1" x 10'11" (4.61 x 3.35)

Office/Playroom 9'5" x 13'5" (2.89 x 4.10)

Utility Room 5'2" x 6'6" (1.59 x 2.00)

W/C 3'3" x 6'0" (1.01 x 1.83)

Bedroom One 12'1" max x 19'5" max (3.69 max x 5.94 max)

En-Suite 5'10" x 10'6" (1.78 x 3.21)

Bedroom Two 14'8" x 13'4" (4.48 x 4.07)

En-Suite 7'0" x 5'9" (2.15 x 1.76)

Bedroom Three 12'5" x 11'7" (3.81 x 3.54)

Bedroom Four 11'6" x 11'7" (3.53 x 3.54)

Bedroom Five 12'4" x 8'11" (3.78 x 2.72)

Main Bathroom 8'0" x 10'0" (2.46 x 3.05)

Double Garage 18'6" x 19'6" (5.64 x 5.96)

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 F.

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.

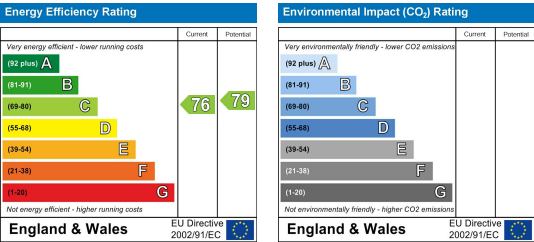
Area Map



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.