

# BURGIN ATKINSON

& C O M P A N Y



## 10 Park Lane

, Retford, DN22 6TY

**£425,000**



GORGEOUS THREE BEDROOM DETACHED FAMILY HOME - HIGHLY SOUGHT AFTER QUIET LOCATION - FULL LENGTH SINGLE STOREY EXTENSION PROVIDING EXTRA LUXURY LIVING SPACE - AMPLE OFF STREET PARKING AND INTEGRAL GARAGE - BI FOLDING DOORS LEADING TO SPACIOUS REAR GARDEN - EPC B



**Description**

This exquisite, three bedroom detached home is located on the edge of Retford on Park Lane. This special location is within walking distance of Retford town centre. The charming historical market town of Retford has a wealth of amenities including boutiques, cosy cafes, restaurants, 2 theatres, a golf club, superb park with children's splash adventure playground and a market three days a week. Retford also offers a mainline railway station making it an excellent choice for commuters with direct links to London King's Cross within 85 minutes and within easy access of both the A1 and M1 motorways.

Internally, this gorgeous home begins in the welcoming entrance hall that provides access into the spacious yet cosy living room, featuring a media wall and floating storage units. The next room along is the gorgeous, open plan, kitchen diner with living space. The kitchen itself is fitted with fully integral appliances including a full-size fridge and freezer, dishwasher, two AEG steam ovens and two Zanussi microwaves. There is also a central island which is 3.5 x 1.5m quartz worktops with a breakfast bar attached which is a big focal point of the kitchen with AEG hob and bi-folding doors opening out into the rear garden. The extra living space offers a feature wall with built in units for your tv area with RGB lighting above the units. The dining space offers a full size vanity wall unit for storage and a panelled wall. There is a separate utility room which provides access to the integral garage and a modern w/c also to the ground floor.

To the first floor, you will find two double bedrooms and a third smaller bedroom. The main family bathroom is modern and fully tiled, consisting of a bath with over head rainfall shower, a floating vanity unit with hand wash basin and a w/c.

Externally, the rear garden is mostly laid to lawn with a spacious, composite decking area. There are two garden sheds and you can access the rear garden via the side gate. To the front of the property, the large tarmac driveway provides parking spaces for at least two vehicles and access to the integral garage. There is also a lawn area with a small easy maintainable shrubbery under the living room window. Additionally, this home boasts property owned solar panels and solar hot water generated from an iBoost System.

Viewings are advised to appreciate the spacious yet homely feel that this property has to offer.

- Living Room 19'10" x 12'0" (6.06 x 3.68 )**
- Kitchen/Living Area 33'11" x 14'7" (10.35 x 4.47)**
- Dining Room 13'6" x 12'9" (4.12 x 3.91)**
- Utility Room 8'4" x 7'4" (2.56 x 2.25)**
- W/C 6'3" x 5'6" (1.91 x 1.68 )**
- Bedroom One 11'5" x 12'0" (3.50 x 3.67)**
- Bedroom Two 10'4" x 11'11" (3.16 x 3.65)**
- Bedroom Three 9'3" x 8'8" (2.82 x 2.66)**
- Family Bathroom 6'11" x 8'8" (2.12 x 2.65)**
- Garage 8'6" x 19'11" (2.60 x 6.08 )**

**General Remarks & Stipulations**

Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.

Services: Mains water, electricity and drainage are connected along with a gas fired 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.

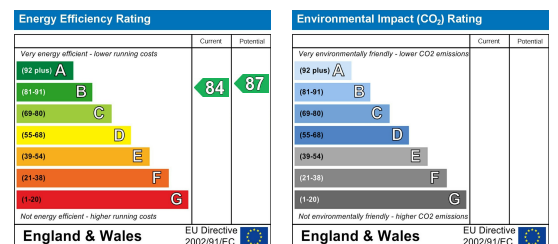
**Area Map**



**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.