BURGIN ATKINSON
& C O M P A N Y

21 Moorgate Park

, Retford, DN22 6TH

£285,000

3 2 2

THREE BEDROOM SEMI DETACHED HOME - EXCEPTIONALLY PRESENTED THROUGHOUT - OPEN PLAN LIVING/DINING LAYOUT WITH BI-FOLD DOORS TO REAR GARDEN - TWO BATHROOMS - IDEAL LOCATION - OFF STREET PARKING FOR TWO VEHICLES - LANDSCAPED REAR GARDEN - EPC: TBC

Description

This exceptionally presented semi detached home lies on Moorgate Park in Retford. A particularly well located property with nearby countryside walks and Chesterfield Canal on the doorstep. Ideal for family occupation, this property is situated just on the outskirts of Retford Town. Retford boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. Within close proximity to this property is a highly rated restaurant and pub, The Hop Pole of Retford. Retford Rail Station is positioned on the East Coast mainline and provides links to London in just one hour twenty five minutes as well as many other UK cities and towns. The A1 which provides easy access to the North and South of the country is just 10 minutes drive away.

Internally, this property offers a modern kitchen fitted with an integrated dishwasher, fridge freezer, oven and hob. The open plan lounge diner is fitted with Kardean flooring and hosts an integrated gas fire and sound, hearth and bi fold doors leading out into the rear garden. The living room is currently being utilised as a fourth double bedroom and there is a modern shower room adjacent offering an overhead rainfall shower, hand wash basin set into a vanity unit and w/c. To the first floor, you will find bedroom one which is a double with a bay window to the front aspect, a second double bedroom and a third bedroom. The main family bathroom is modern and hosts a free standing bath, a hand wash basin set into a vanity unit and a w/c.

Externally, the rear garden is landscaped and enclosed with a porcelain slabbed patio area with a brick built BBQ and the rest of the garden laid to lawn with a garden shed and a pergola to the rear of the plot. To the front of the home is a spacious driveway offering off street parking for two vehicles and a path leading down the side of the property leading to the side garden.

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

Living Room 11'11" x 10'4" (3.64 x 3.17)

Kitchen 9'11" x 12'5" (3.04 x 3.80)

Dining Room 9'4" x 25'9" (2.87 x 7.87)

Shower Room 6'2" x 4'1" (1.89 x 1.25)

Bedroom One 12'0" x 12'6" (3.67 x 3.82)

Bedroom Two 12'1" x 10'5" (3.69 x 3.19)

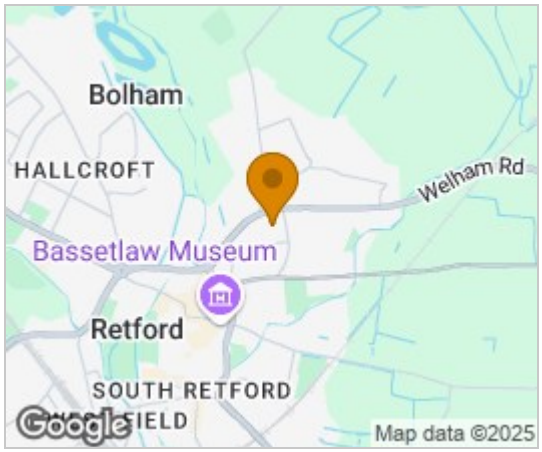
Bedroom Three 10'0" x 7'6" (3.07 x 2.31)

Main Bathroom 6'7" x 6'3" (2.02 x 1.93)

General Remarks & Stipulations

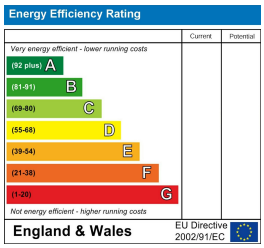
Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly 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.

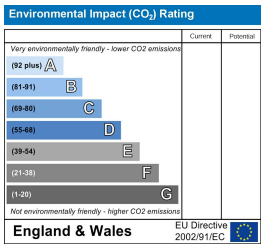
Area Map



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

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