

BURGIN ATKINSON

& C O M P A N Y



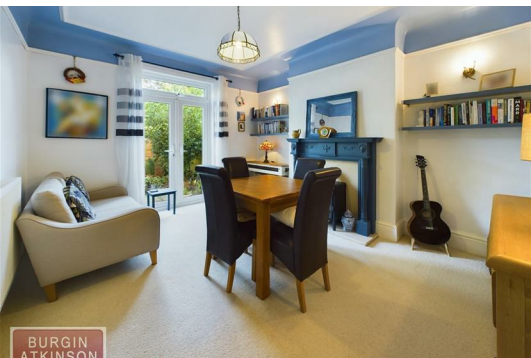
62 Lime Tree Avenue

, Retford, DN22 7BA

Offers Over £325,000



CHARMING FOUR BEDROOM SEMI DETACHED HOME ON A CORNER PLOT - HIGHLY SOUGHT AFTER LOCATION - OFF STREET PARKING + DETACHED DOUBLE GARAGE - ENCLOSED REAR GARDEN - EPC D



Description

This beautifully proportioned and very well presented, period four bedroom semi-detached property is located within a popular and highly sought after residential area of Retford. The property lies within close access to a full range of amenities including shops, schools, transport, leisure and health facilities. For those who wish to commute there is a rail link to London from Retford rail station in just 1hr 25 minutes as well as many other major UK cities. The A1 motorway is accessed in under 5 miles and the cities of Sheffield, Leeds, Lincoln and Nottingham are easily accessible by car.

Internally, this home begins in the welcoming entrance hall, fitted with parquet flooring, which offers access into the the spacious living room featuring a Stone fire surround with a wood burning stove inset and a bow window with a built in window seat. The dining room offers an an electric stove inset and double french patio doors leading out into the rear garden allowing an abundance of natural light through. The recently and beautifully decorated kitchen is fitted with tiled flooring, a Range cooker with an extractor above, space for a fridge freezer and an integrated dishwasher.

To the first floor, you will find the master bedroom with built in wardrobes and a fully tiled, three piece en-suite consisting of; a shower, hand wash basin and w/c. There are a further three double bedrooms top the first floor and the main family bathroom being fully tiled and housing a bath with overhead shower, hand wash basin and w/c.

Externally, to the front is a cottage garden fronted by wall and with a side hedge. To the rear are private walled gardens with two stone paved terraces, herb beds, plant and shrub borders. There is a variety of trees including Lilac, Apple, Fig and Passion flower. To the rear is also combined storage and utility area with plumbing for a washing machine and space for a dryer as well as an external w/c. The paved driveway leads to the double detached garage creating additional storage or parking.

Additionally, the boiler for this property is only 1 year old and the roof is only around 10 years old.

Viewings are advised to appreciate the spacious yet homely feel that this house has to offer!

- Living Room 13'11" x 13'1" (4.26 x 3.99)**
- Kitchen 17'4" x 8'2" (5.30 x 2.50)**
- Dining Room 13'11" x 12'0" (4.26 x 3.66)**
- Bedroom One 16'9" x 12'11" (5.12 x 3.96)**
- En-Suite 5'9" x 5'4" (1.77 x 1.64)**
- Bedroom Two 13'11" x 12'0" (4.26 x 3.66)**
- Bedroom Three 9'1" x 8'3" (2.79 x 2.53)**
- Bedroom Four 9'3" x 7'3" (2.82 x 2.21)**
- Main Bathroom 7'9" x 5'2" (2.38 x 1.60)**
- Garage 19'5" x 14'5" (5.94 x 4.40)**

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.

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 an 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.

Parking: A driveway is provided at the property with parking for two cars.

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.

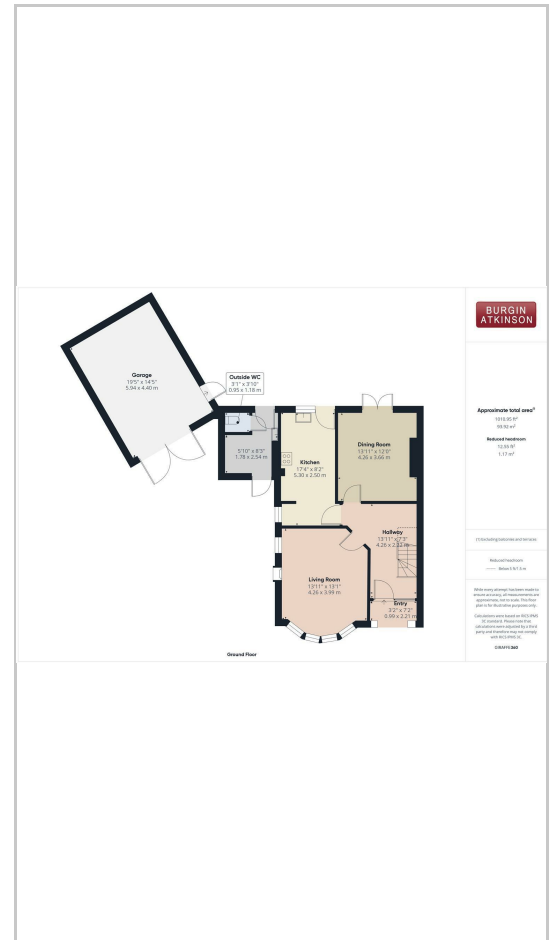
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

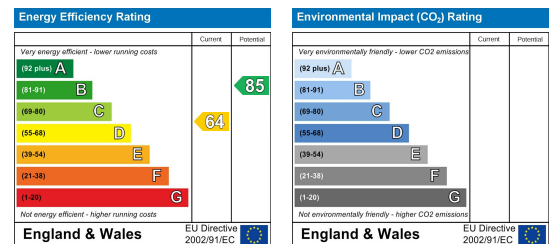
Area Map



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.