

# BURGIN ATKINSON

& C O M P A N Y



## 190 Thrumpton Lane

Retford, DN22 7AG

**Offers Over £195,000**



3 BEDROOM SEMI DETACHED HOME - WELL PRESENTED THROUGHOUT - OFF STREET PARKING FOR TWO VEHICLES WITH ADDITIONAL PARKING TO REAR - GROUND FLOOR W/C AND MODERN FAMILY BATHROOM - ENCLOSED REAR GARDEN - IDEAL LOCATION - EPC C



## Description

This well presented property is positioned on Thrumpton Lane, Retford. Retford Town boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. 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 Motorway is also just a 10 minutes drive away. The property is also within close proximity to primary schools and secondary schools.

Internally, this property boasts an open plan layout to the ground floor beginning with the modern kitchen which is fitted with integral appliances. The kitchen leads into the living/dining room which is spacious and creates an ideal space for entertaining. the conservatory is split into two and offers additional reception rooms to the downstairs floorplan. There is also a modern cloakroom to the ground floor containing a w/c and hand wash basin.

To the first floor, there are three double bedrooms and a modern, main three piece suite family bathroom hosting a walk-in in rainfall shower, w/c and hand wash basin.

Externally, the property offers an enclosed rear garden which is fully slabbed featuring raised beds. There is a side garden accessed via double gates where there is a garden shed. To the front of the property is a spacious driveway offering parking for at least two vehicles with the option to create more parking spaces. Additional parking is available to the back of the property.

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

**Living Room 21'8" x 11'6" (6.62 x 3.52)**

**Kitchen 9'11" x 9'9" (3.03 x 2.98 )**

**Conservatory 8'4" x 11'8" (2.56 x 3.57)**

**Sun Room 9'3" x 10'6" (2.84 x 3.22)**

**Ground Floor W/C 3'11" x 4'10" (1.20 x 1.49)**

**Bedroom One 10'11" x 11'6" (3.34 x 3.52)**

**Bedroom Two 10'9" x 11'7" (3.28 x 3.54)**

**Bedroom Three 7'8" x 9'10" (2.36 x 3.00)**

**Main Family Bathroom 5'1" x 9'10" (1.56 x 3.01)**

## General Remarks & Stipulations

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

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.

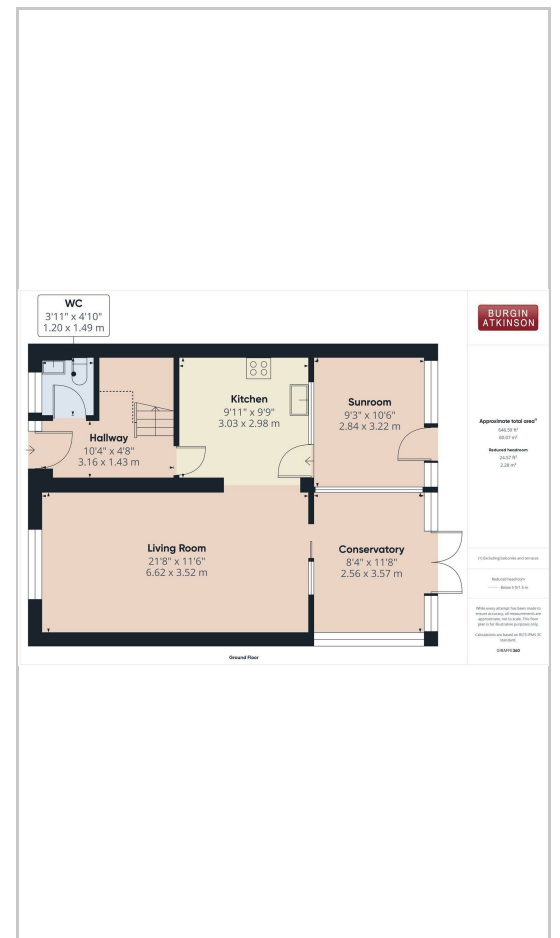
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

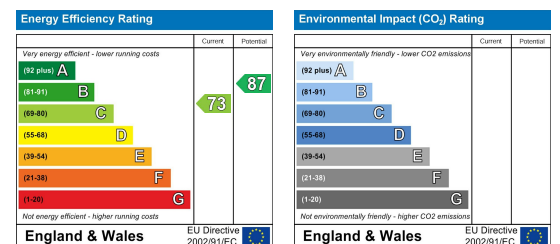
## Area Map



## 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.