

# BURGIN ATKINSON

& C O M P A N Y



## 56 Bigsby Road

, Retford, DN22 6SB

**£220,000**



PERIOD THREE BEDROOM SEMI DETACHED PROPERTY - HIGHLY SOUGHT AFTER LOCATION - MODERN OPEN PLAN KITCHEN DINER - WELL PRESENTED THROUGHOUT - ENCLOSED REAR GARDEN - OFF STREET PARKING FOR AT LEAST TWO VEHICLES - EPC D



### Description

This delightful three bedroom semi-detached home 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 Car Hill Primary School and 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 accommodation beings in the welcoming entrance hall, offering access to the spacious yet cosy living room. The living room features a lovely box bay window and a display fireplace with a tiled hearth and oak mantle piece over. The next room along is the open plan kitchen diner. The dining room, having French doors which offer views and access to the rear garden. The kitchen provides a comprehensive range of fitted wall and base units with solid wood worktops and mosaic tiled splash backs over, the kitchen incorporates a range of stylish fitted appliances which include a Smeg mirrored 5 burner hob, Smeg extractor hood, and Zanussi double electric oven. The kitchen sink is a solid piece of polished granite from German company Schock. The kitchen offers space and plumbing for a range of further white goods, side and rear facing windows, rear access door, spot lights from the ceiling and a radiator. Also to the first floor is a modern, ground floor w/c.

To the first floor, the master bedroom features a cast iron fireplace with tile hearth, bedroom two is a double and offers access to the boarded out loft space which is currently utilised as an additional bedroom with a velux window. Bedroom Three is of a smaller size and fitted with full height wardrobes. The main family bathroom is well appointed and presented four piece suite offering a range of Laufen sanitary ware, within the bathroom there is an enclosed shower with a mains fed shower, original cast roll top bath, pedestal wash hand basin and low flush WC, Karndeian flooring, tiled splash backs, side and rear facing window, towel radiator and loft access point.

To the front of the property is ample off road parking via a block paved driveway offering parking access for at least two vehicles. A pathway leads down the side of the property to provide access to the rear. The rear garden has a southerly aspect and offers the same style, presentation and attention to details as the main property, the main garden has well stocked borders either side of a meandering brick pathway, the garden offers a flagstone patio which leads from the kitchen and dining room and offers a private outside dining option. At the rear there is ample space for a storage shed, the garden has a water supply and outside lighting and power point.

**Living Room 11'8" x 11'11" (3.56 x 3.65)**

**Dining Room 13'10" x 11'0" (4.22 x 3.37)**

**Kitchen 16'6" x 7'4" (5.04 x 2.25)**

**W/C 3'4" x 4'2" (1.03 x 1.28)**

**Bedroom One 10'11" x 11'1" (3.33 x 3.39)**

**Bedroom Two 11'7" x 9'8" (3.55 x 2.96)**

**Loft Space 5.66 x 4.45**

**Bedroom Three 11'8" x 4'5" (3.58 x 1.35)**

**Main Bathroom 18'4" x 4'11" (5.59 x 1.51)**

### 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 B.

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.

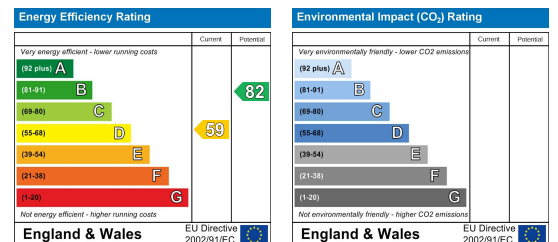
## Area Map



## 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.