

# BURGIN ATKINSON

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## 6 Francis Way

, Retford, DN22 6TQ

**£375,000**



4 BEDROOM DETACHED FAMILY HOME - SPACIOUS KITCHEN DINER - TWO RECEPTION ROOMS - EN-SUITE TO PRIMARY BEDROOM - ENCLOSED REAR GARDEN - OFF STREET PARKING + LARGE GARAGE - IDEAL LOCATION WITHIN WALKING DISTANCE TO TOWN CENTER - EPC B



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**Description**

This perfectly presented, four double bedroomed detached property is located on Francis Way, Retford. A particularly well located property with a 'good' rated primary school 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. 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 begins in the welcoming entrance hall which provides access into the spacious yet cosy living room which features a bay window and double doors opening into the kitchen diner. The kitchen is modern with oak laminate flooring and fitted with fully integrated appliances. The living dining area offers double patio doors that open out onto the patio area. There is a separate utility room with a side door leading onto the tarmac driveway as well as a ground floor w/c with hand wash basin. Additionally, there is a second reception room to the ground floor which is currently utilised as a play room. To the first floor, you will find the master bedroom with a spacious en-suite shower room, and a further three double bedrooms. The main three piece suite bathrooms contains a bath with overhead shower, hand wash basin and w/c.

Externally, the landscaped rear garden is mostly laid to lawn with a patio area and a second patio area to the rear of the plot along with a children's play area in the corner. To the side of the property is a tarmac driveway with parking access for two vehicles and a large detached garage.

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

- Living Room 11'6" x 18'3" (3.52 x 5.58)**
- Kitchen Diner 26'4" x 9'1" (8.05 x 2.79)**
- Utility Room 5'5" x 6'0" (1.66 x 1.84)**
- Office/Playroom 7'11" x 7'8" (2.43 x 2.34)**
- W/C 2'11" x 5'7" (0.89 x 1.72)**
- Bedroom One 11'3" x 14'1" (3.44 x 4.31)**
- En-Suite 7'6" x 5'0" (2.31 x 1.54)**
- Bedroom Two 9'3" x 12'9" (2.84 x 3.91 )**
- Bedroom Three 9'5" x 11'1" (2.88 x 3.38)**
- Bedroom Four 9'0" x 10'2" (2.76 x 3.11)**
- Main Bathroom 7'3" x 7'6" (2.21 x 2.30)**
- Garage 10'2" x 19'10" (3.12 x 6.06)**

**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 E.

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.

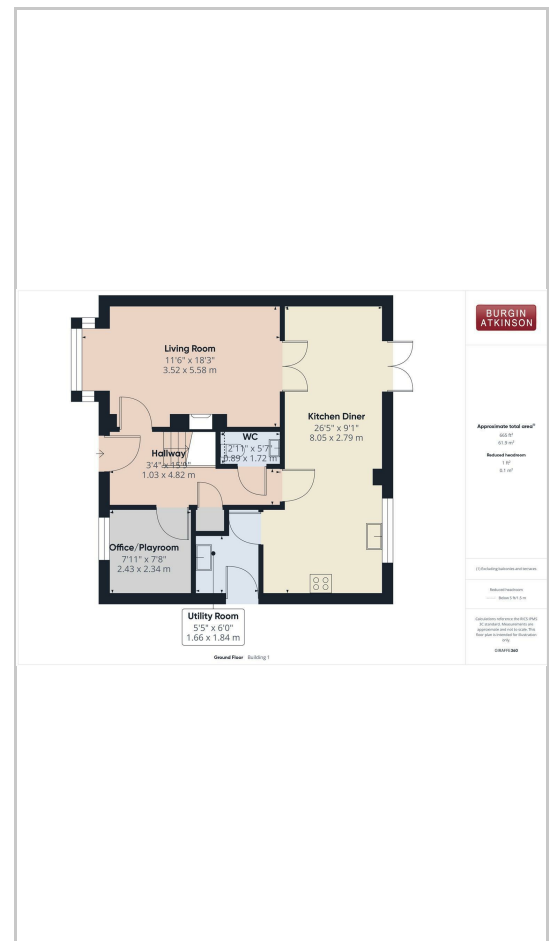
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

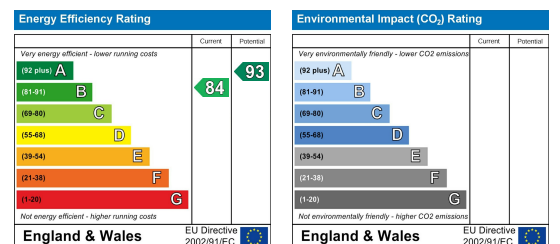
**Area Map**



**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.