

# BURGIN ATKINSON

& C O M P A N Y



## 1 Carding Cottages

Barnby Moor, Retford, DN22 8QX

**£180,000**



NO CHAIN - CHARMING TWO BEDROOM COTTAGE - MODERNISED YET CHARACTERISTIC - KITCHEN DINER - SEPERATE LIVING ROOM - FRONT DRIVEWAY WITH PARKING FOR AT LEAST TWO CARS - SOUGHT AFTER VILLAGE LOCATION - VIEWINGS ADVISED



Sell from  
**£995**  
Any Property  
Any Price



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## Description

This charming two bedroom cottage is positioned in the hamlet of Barnby Moor with amenities including a highly regarded gastro pub, an Indian restaurant and the prestigious Ye Old Belle hotel & spa and award-winning restaurant. The Hamlet is positioned just three miles from the town of Retford which 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 accessed in under three miles of the property and there is a great choice of schools in the area both state and public and many post 16 options.

Internally, the property offers an appealing kitchen featuring a breakfast bar and a six ring, stainless steel cooker along with a spacious yet cosy living room area. To the first floor, you will find the master bedroom with built in wardrobes and a second smaller bedroom. The main family bathroom is modernised with a bath and overhead shower, hand wash basin and w/c.

Externally, the property offers a pebbled driveway to the front of the property allowing parking for at least two vehicles.

Viewings are advised to appreciate the character and homely feel this property has to offer.

**Living Room 12'6" x 14'1" (3.83 x 4.30)**

**Kitchen 12'2" x 13'11" (3.73 x 4.25)**

**Master Bedroom 13'1" x 14'1" (3.99 x 4.31)**

**Bedroom Two 6'0" x 10'7" (1.85 x 3.23)**

**Bathroom 5'11" x 10'7" (1.82 x 3.24)**

## 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 oil 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.

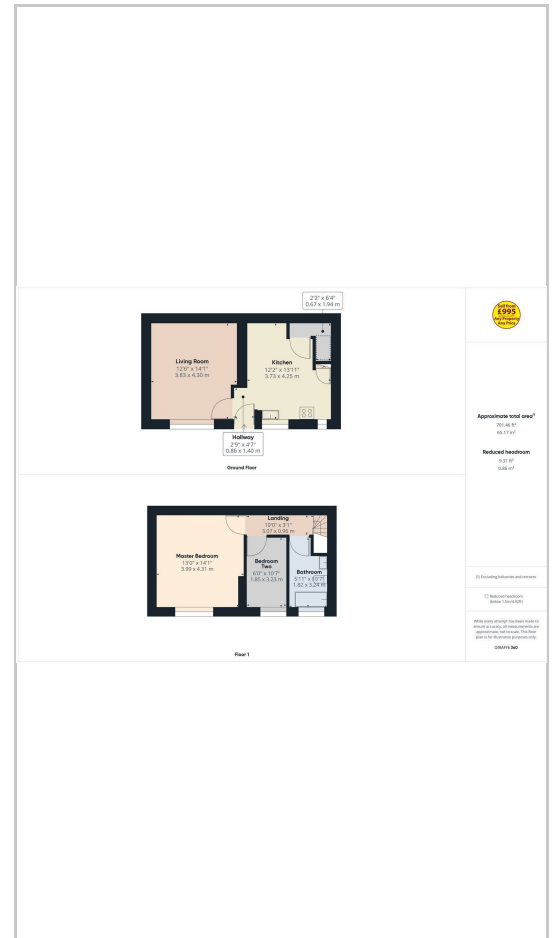
**Money Laundering Regulations:** In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

**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.

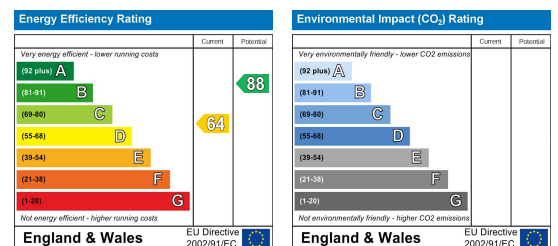
## Area Map



## 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.