BURGIN ATKINSON
& C O M P A N Y

5 Lime Grove

, Retford, DN22 7YH

£625,000

5 2 2 C

5 Lime Grove

, Retford, DN22 7YH

£625,000

Description

This beautifully presented, 5 bedroomed detached family home with a large south facing garden, is located on Lime Grove, a quiet cul de sac road, in a highly sought after area of Retford. Just a 5-minute walk to the town centre, which has a wealth of amenities including individual boutiques, restaurants, cafes and bars.

Also within a few minutes walk to two secondary schools and primary schools. Retford tennis and cricket clubs, local gyms, dance classes, sports centre, and rugby and football clubs are all in walking distance. Across the road from Kings Park entrance with children's water play area, and access to the Chesterfield Canal for stunning country walks and running/cycling paths.

With a railway link to London direct in 1 hour 20 minutes and the A1 and M1 close by, its perfect for commuters. All making the ideal lifestyle location for the whole family.

Internally, the property has a welcoming hallway with understairs storage, providing access through internal glass doors to the first of 2 reception rooms. This spacious and cosy living room includes a log burner, with wall mounted TV above, 3 settees and baby grand piano.
Glass French windows from the living room then take you through to the second reception room. You are immediately flooded with light as you step into this wonderfully opulent south facing sun room with tiled roof, staying cooler in the summer and remains cosy in the winter with its large radiator. Perfect for entertaining with bespoke seating for up to 12 people and a TV that retracts and is fully hidden in the back of the sofa. This room enjoys full sun all day, right through to the sunset and is an amazing space to relax in and also has French doors leading directly to the outside patio area.

The living room flows through to the stunning open plan Kitchen/Diner with 5 metre bi-folding doors opening out onto a lovely, landscaped south facing garden with patio furniture included. Modern kitchen with large island, high spec Neff appliances, including induction hob, 2 built in, self-cleaning, hide and slide large ovens, built in microwave, large American fridge freezer and Faber extractor. Built in TV on the wall with electric fire underneath making it a fantastic social family and entertaining space.

The open plan dining area includes a natural wood large table that can seat up to 12 people with extension and further French doors leading directly onto the patio.

Adjacent to the kitchen area is a self-contained and superbly appointed laundry room, with built in washer, separate tumble dryer and storage to match the kitchen.

Back into the hallway and there is a downstairs toilet and then into the first of 2 studies. The self-contained downstairs office is perfect for those working from home who do not want to be disturbed.
There is another room upstairs currently used by the family as an office with 2 desks, but which could equally be used as a playroom for younger children or games/cinema room for teenagers.

Upstairs there are 5 double bedrooms, including a large master with 5 ft bed, character dorma windows, fitted wardrobes, dressing table and a very spacious connecting ensuite bathroom with large power shower.

The 2nd bedroom is to the front of the house, also extremely large, currently with 5ft bed and freestanding wardrobes.

The 3rd bedroom on the back of the house is flooded with light and has fitted double wardrobes with sliding mirrored doors. Designed for a teenager currently with Hollywood style mirror and dressing table.

Bedroom 4 has fitted wardrobes which currently house both clothing and the large water tank to facilitate both power showers.

Bedroom 5 makes the perfect guest room decorated in pretty wallpaper with dorma windows.

The family bathroom has a modern luxurious feel to it with freestanding bath and power shower, flooded with light and contemporary fresh white bathroom suite.

Outside, to the front of the property, the front garden is well landscaped with low maintenance slated borders with mature plants. There is a low wall with metal railings that surrounds the property and electric gates making the house secure and private.
The spacious double garage has wide electric doors, meaning you can drive straight into your garage without exiting the car and has direct access to the kithen internally from the garage. The block paved driveway provides off-road parking comfortably for 4 further vehicles.

To the rear of the property, which is both accessible and gated at both sides of the house, is a large south facing garden. Beautifully landscaped with low maintenance borders, the garden benefits from the sun all day with a private patio that is not overlooked, and includes a stunning all weather rattan settee, 2 chairs, table, and box to store the cushions.

This property really must be viewed to be fully appreciated via the estate agents only.

Hallway

4'9" x 10'0" (1.46 x 3.07)

Living Room
11'0" x 19'11" (3.37 x 6.09)

Living Room
8'0" x 9'8" (2.45 x 2.97)

Conservatory
9'10" x 17'1" (3.02 x 5.21)

Kitchen
18'1" x 14'2" (5.53 x 4.34)

Dining area
22'7" x 8'8" (6.89 x 2.65)

Utility Room
7'5" x 7'1" (2.27 x 2.17)

Office
8'11" x 6'7" (2.74 x 2.03)

W.C.
5'10" x 3'0" (1.78 x 0.93)

Bedroom One
16'6" x 16'2" (5.03 x 4.95)

En-Suite
7'11" x 9'8" (2.43 x 2.96)

Bedroom Two
15'11" x 10'1" (4.87 x 3.08)

Bedroom Three
11'2" x 9'7" (3.42 x 2.94)

Bedroom Four
10'1" x 9'9" (3.09 x 2.98)

Bedroom Five
8'11" x 10'0" (2.73 x 3.07)

Bathroom
9'10" x 6'2" (3.01 x 1.89)

Landing
5'8" x 6'8" (1.75 x 2.05)

Office
9'0" x 9'8" (2.76 x 2.97)

Garage
18'8" x 20'10" (5.69 x 6.37)

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.
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.

Road Map

Hybrid Map

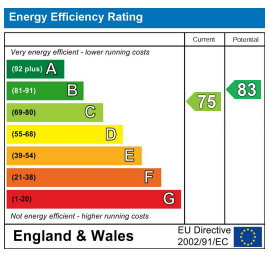
Terrain Map

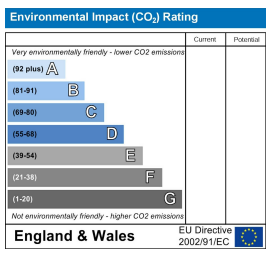
Floor Plan

Viewing

Please contact our Retford Office on 01777 712611 if you wish to arrange a viewing appointment for this property or require further information.

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.

Retford Enterprise Centre Randall Way, Retford, Nottinghamshire, DN22 7GR
Tel: 01777 712611 Email: sales@burginatkinson.co.uk