

# BURGIN ATKINSON

& C O M P A N Y



## 3 Lords Court

, Retford, DN22 7WL

**Offers In The Region Of £315,000**



DETACHED 4 DOUBLE BEDROOM HOME - NICELY PRESENTED - MAIN BEDROOM EN-SUITE - INTEGRAL GARAGE - LOVELY MAINTAINED GARDEN + SUMMER HOUSE - OFF STREET PARKING FOR TWO VEHICLES - SEPARATE UTILITY ROOM - COUNCIL BAND D - EPC : TBC



**Description**

This well presented, four double bed detached home is situated in Ordsall. The property is ideally located for the shops in Ordsall including a Co-Op, a post office, a pharmacy and Ordsall Primary School. Ordsall is a sought after location and well served location providing an excellent catchment area for schools nearby and is within a short distance to Retford Town Centre. Retford Town itself offers a wealth of amenities including supermarkets, shops, restaurants, bars and a local market. Retford Train Station is on the doorstep, providing quick and easy access links to London Kings Cross along with other major cities across the UK. The A1 Motorway is just a 10 minutes drive away for those commuting.

Internally, to the right of the front entrance is the spacious living room that hosts an electric fire and lovely half bay window. A small under the stairs cupboard is also situated in the living room creating extra storage space. Through the living room and to the rear of the property is the sizeable kitchen/diner, the kitchen diner is of a modern standard and includes a 4 ring a gas hob and electric oven. The dining area offers a bay window with a set of double doors that leads out onto the rear garden. Behind the dining area is the separate utility room that provides ample storage space for a washing machine and dryer. A downstairs W/C is positioned at the end of the utility room.

To the first floor, the home entails four double bedrooms, the master bedroom features an en-suite which includes a large shower, hand wash basin and w/c. The main bathroom hosts a dual bath and shower and is of a good size.

Externally, the property has a sizeable rear garden which is mostly laid to lawn and entails a small slabbed patio area. A summer house is in situ at the rear of the garden creating additional living space. The property facilitates off street parking with a driveway for two vehicles as well as an attached garage for a singular vehicle or storage/workshop space.

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

**Kitchen Diner 19'0" x 11'5" (5.81m x 3.49m )**

**Living Room 12'5" x 16'10" (3.79m x 5.15m )**

**Utility Room 5'4" x 7'5" (1.63m x 2.27m )**

**W/C. 5'2" x 3'8" (1.60m x 1.14m )**

**Cupboard 2'9" x 6'3" (0.85m x 1.92m )**

**Hallway 4'0" x 5'4" (1.22m x 1.63m )**

**Garage 8'3" x 17'6" (2.53m x 5.35m)**

**Bedroom One 11'2" x 13'6" (3.42m x 4.13m )**

**Bedroom Two 9'3" x 12'7" (2.83m x 3.84m)**

**Bedroom Three 8'8" x 12'11" (2.66m x 3.94m )**

**Bedroom Four 8'8" x 11'3" (2.66m x 3.45m)**

**Bathroom 6'2" x 6'2" (1.90m x 1.88m )**

**Ensuite 0'8" x 7'5" (0.21m x 2.28m )**

**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.

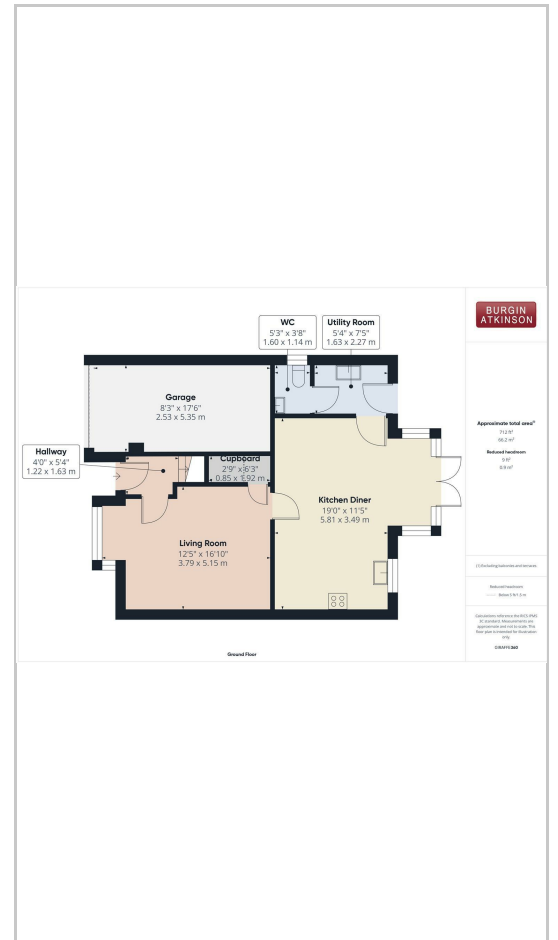
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

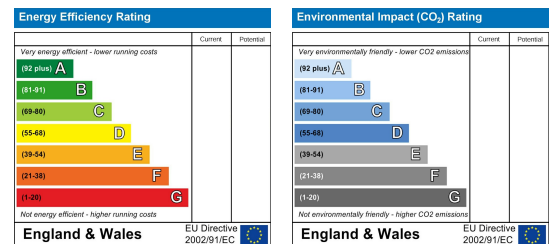
**Area Map**



**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.