

# BURGIN ATKINSON

& C O M P A N Y



## 13 Woodlands

, Retford, DN22 7AB

**£240,000**



IMACUATELY PRESENTED THREE BED SEMI-DETACHED HOME - QUIET CUL DE SAC LOCATION - TWO RECEPTION ROOMS PLUS CONSEVATORY - CLOSE TO TOWN AND AMENITIES - RECENTLY MODERNISED THROUGHOUT - AMPLE OFF STREET PARKING + DETACHED GARAGE



## Description

This well presented property is positioned on Woodlands, a small cul de sac, Retford. Retford Town 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 also just a 10 minutes drive away. The property is also within close proximity to primary schools and secondary schools.

This beautiful property begins in the welcoming entrance hall and the first room along is the spacious, yet cosy living room which is light and airy with and features a gas fire. The kitchen boasts a range of cream coloured base and wall mounted units and ample working surfaces including a breakfast bar as well as an integrated electric double oven and four ring gas hob with extractor. Just off of the kitchen is the dining room which offers double French doors leading into the conservatory which allows an abundance of natural light through. The conservatory provides views to the garden and double French doors opening out onto the patio area.

To the first floor, you will find bedroom one containing built in wardrobes with mirrored sliding doors, a second double bedroom and a third bedroom. The main three piece suite family bathroom is fully tiled and consists of a bath with overhead shower, hand wash basin and W/C.

Externally, you will find the recently landscaped rear garden which is enclosed with an area of lawn with shrub/flower boarders to all sides. The paved patio area is accessed via the conservatory doors and there is an additional paved area to the rear of the plot. To the front of the property, the driveway is paved and offers parking for three vehicles and access to the detached single garage via double gates.

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

**Living Room 13'9" x 12'0" (4.21 x 3.66)**

**Dining Room 10'8" x 9'0" (3.26 x 2.75)**

**Kitchen 8'11" x 11'11" (2.72 x 3.65)**

**Sun Room 8'2" x 9'1" (2.50 x 2.79)**

**Bedroom One 11'8" x 10'11" (3.57 x 3.33)**

**Bedroom Two 12'9" x 10'0" (3.89 x 3.05)**

**Bedroom Three 8'3" x 10'4" (2.54 x 3.15)**

**Bathroom 7'0" x 6'0" (2.14 x 1.84)**

**Garage 8'11" x 17'4" (2.74 x 5.29)**

## General Remarks & Stipulations

**Council Tax:** We are advised by Bassetlaw District Council that this property is in Band A.

**Services:** Mains water, electricity and drainage are connected along with a 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.

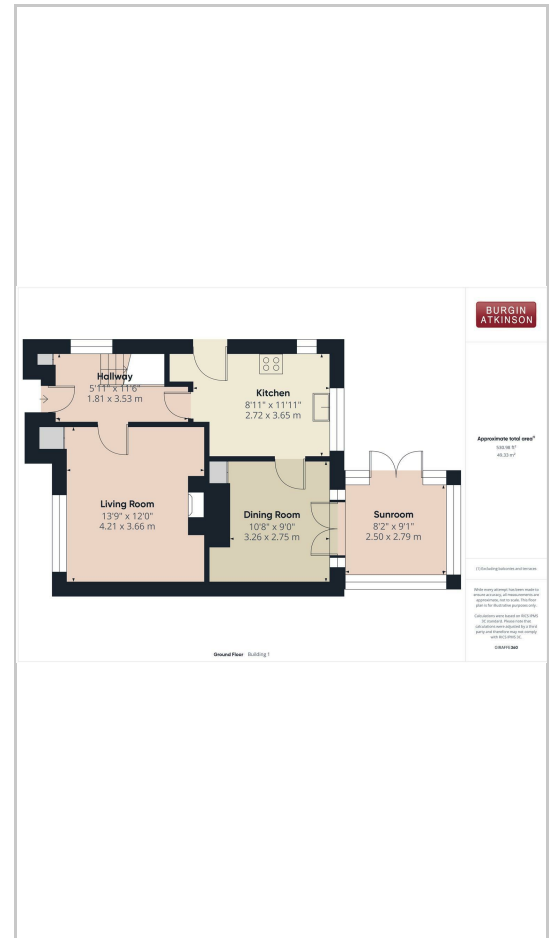
**Money Laundering Regulations:** In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

**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.

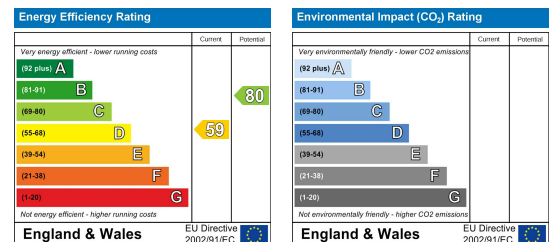
## Area Map



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