BURGIN ATKINSON
& C O M P A N Y

2 Durham Grove

, Retford, DN22 6ST

Offers Invited £265,000

2 2 2 D

SPACIOUS 2 BED DETACHED BUNGALOW - NO ONWARD CHAIN - HIGHLY SOUGHT AFTER LOCATION - MAIN BEDROOM WITH EN-SUITE BATHROOM - MAIN MODERN BATHROOM - TWO SPACIOUS RECEPTION ROOMS - OFF STREET PARKING FOR 2 VEHICLES - INTEGRAL GARAGE WITH UTILITY

Description

This well presented, two bedroom detached bungalow is located on the edge of Retford on Durham Grove. This special location is within walking distance of Retford town centre. The charming historical market town of Retford has a wealth of amenities including boutiques, cosy cafes, restaurants, 2 theatres, a golf club, superb park with children's splash adventure playground and a market three days a week.
Retford also offers a mainline railway station making it an excellent choice for commuters with direct links to London King's Cross within 85 minutes and within easy access of both the A1 and M1 motorways.

Internally, the property begins in the welcoming entrance hall which provides access into the spacious living room which is of a dual aspect, featuring two large bay windows allowing an abundance of natural light through and a traditional gas fire with mantle piece above. The kitchen offers tiled flooring and integrated appliances and leads through into the dining room area which has double french doors leading out onto the front garden. The garage and laundry area is also accessed via this room. The master bedroom is fitted with wardrobes and cupboards and features a four piece en-suite, hosting a stand alone bath, walk in shower unit, hand wash basin and w/c. There is a second double bedroom with the main, modern bathroom situated next door. The four piece suite bathroom offers a panelled bath, walk in shower cubicle, hand wash basin and w/c.

Externally, the property is enters via double gates and leads onto a driveway which provides access to the garage. The rest of the front garden is mostly laid to lawn and there is an additional parking space to the side of the property.

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

Kitchen 9'10" x 11'7" (3.02 x 3.54)

Living Room 24'6" x 10'0" (7.49 x 3.07)

Hallway 10'6" x 4'11" (3.21 x 1.50)

Bathroom 10'11" x 7'3" (3.33 x 2.22)

Dining Room 13'3" x 12'11" (4.06 x 3.95)

Bedroom One 15'3" x 12'4" (4.66 x 3.76)

Bedroom Two 10'10" x 10'11" (3.32 x 3.33)

En-suite 8'5" x 8'8" (2.58 x 2.66)

Laundry Room 4'9" x 8'9" (1.45 x 2.67)

Garage 16'4" x 9'10" (5.00 x 3.01)

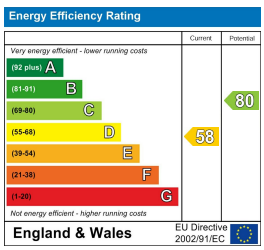
General Remarks and Stipulations

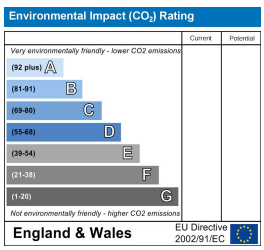
Tenure and Possession: The Property is Freehold.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band D.
Services: Mains water, electricity and drainage are connected along with a mains gas central heating system. Please note, we have not tested the services or appliances 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.

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