

# BURGIN ATKINSON

& C O M P A N Y



## 9 Milnercroft

, Retford, DN22 7NA

**£200,000**



THREE BEDROOM SEMI-DETACHED HOME - LARGE REAR GARDEN - MODERN LOUNGE DINER - COUNCIL TAX BAND A - AMPLE OFF STREET PARKING + DETACHED GARAGE - IDEAL LOCATION - EPC TBC



## Description

This very well presented property is located in Hallcroft, Retford. Hallcroft is on the northern fringes of Retford town centre with local amenities and convenience store on nearby Hallcroft Road. There is a co-op, Greggs and bus services available on North Road and schools for all age groups within comfortable walking distance. Retford town centre has comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. The A1 is accessible as well as countryside walks via the Chesterfield Canal towpath.

Internally, this property begins in the welcoming entrance hall which provides access into the spacious lounge diner. Being of a dual aspect, the room allows plenty of natural light through. The French double doors lead out into the rear garden and the flooring is laminate. The kitchen offers an integrated oven and separate gas hob with extractor fan above. The flooring is tiled and a UPVC door offers access to the side of the property.

To the first floor, you will find bedroom one which is spacious and fitted with laminate flooring, bedroom two which is also a double with fitted wardrobes and carpets, and bedroom three which is also a double, fitted with laminate flooring. The family bathroom hosts a panelled bath with overhead rainfall shower and a hand wash basin and featured tiled walls with laminate flooring, the w/c is separate.

Externally, the commodious rear garden is mostly laid to lawn with a large patio area and a substantial brick built garage and two wooden sheds. To the rear of the plot is a gate that leads to allotments and the lane that runs down the side. To the front of the property, there is a sizeable stoned area which provides parking for two vehicles. There is also a paved driveway providing a further parking space and double gates leading to the side of the property as well as an EV electrical charging point.

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

**Kitchen 10'1" x 12'1" (3.08m x 3.70m)**

**Living Room 12'0" x 24'8" (3.68m x 7.54m)**

**Hallway 6'7" x 5'10" (2.02m x 1.80m )**

**Utility Storage Room 8'3" x 15'11" (2.53m x 4.86m )**

**Bedroom One 11'11" x 12'3" (3.65m x 3.74m)**

**Bedroom Two 11'11" x 10'6" (3.65m x 3.21m )**

**Bedroom Three 10'1" x 7'3" (3.09m x 2.22m)**

**Bathroom 6'8" x 4'7" (2.05m x 1.40m)**

**Landing 2'11" x 7'10" (0.90m x 2.41m )**

**W/C 4'1" x 2'8" (1.27m x 0.83m)**

**Car Port 7'5" x 23'2" (2.27m x 7.08m)**

## 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 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.

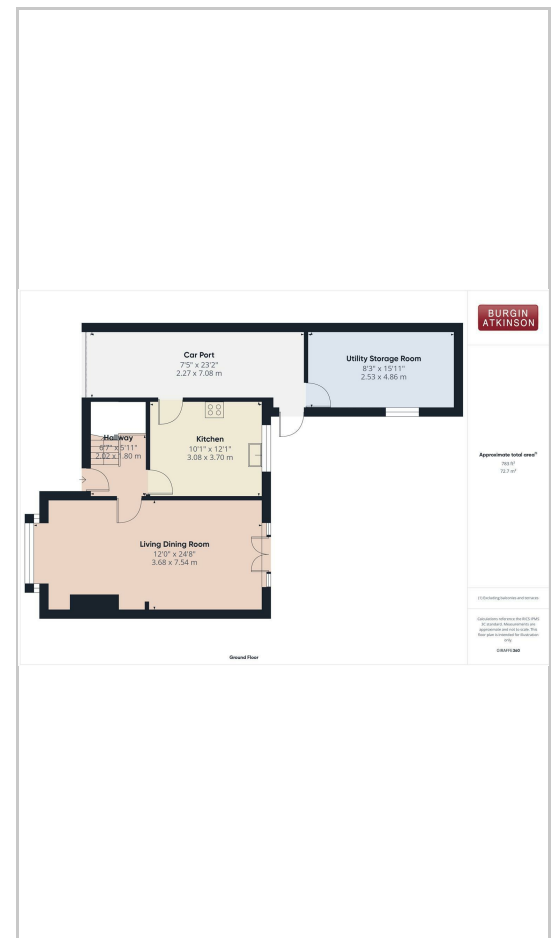
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

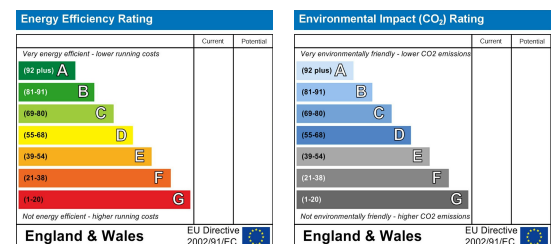
## Area Map



## 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.