

# BURGIN ATKINSON

& C O M P A N Y

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**£995**  
upfront (inc VAT)  
**Any Property**  
**Any Price**



## 21 Welham Grove

, Retford, DN22 6TZ

**Offers In The Region Of £279,300**



Beautifully presented detached family home - owned solar panels providing approximately £850 - £900 income per annum - 3 bedrooms plus study/4th bedroom - ground floor cloakroom with W/C - enclosed rear low-maintenance garden and field views from the front leading to the canal - three reception rooms including conservatory - driveway with parking for two cars and a single garage with overhead door - modern kitchen with granite countertops - quiet cul-de-sac location in a very nice safe neighbourhood - EPC B



**Description**

This very well presented, 3 bedroom plus 1 study/fourth bedroom, detached family home is located on Welham Grove, Retford. A particularly well located property with nearby countryside walks and Chesterfield Canal on the doorstep. Ideal for family occupation, this property is situated just on the outskirts of Retford Town, being a mere 10 minute walk to the centre. Retford boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. Within close proximity to this property is a highly rated restaurant and pub, The Hop Pole of Retford. 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 which provides easy access to the North and South of the country is just 10 minutes drive away.

Internally, the property boasts a large bright living room with a gas fireplace. Double glass doors partition the living room from the formal dining room. The dining room has a door leading to the kitchen and double french patio doors leading out into the conservatory. The conservatory also has double doors leading onto the patio. The kitchen is modern with granite countertops and breakfast bar and offers access out into the rear garden. There is also a ground floor cloakroom with W/C which is fully tiled as well as an ample understairs storage cupboard. On the first floor, you will find three double bedrooms and a fourth room which is currently being utilised as a study. The main, three piece suite family shower room is modern and tiled with a walk in shower enclosure.

Externally, the property offers an enclosed rear garden, bordered with mature flowering shrubs, which is mostly laid to lawn and features an Indian stone slabbed patio area with large garden storage area of 5m2. To the front of the property is a driveway offering parking for two vehicles, a single garage with a side access door from the patio and a small garden area to the side of the front door, along with flag stoned paving on the street-side and in front of the entrance door leading round the property to the rear garden.

Living Room (4.84 x 3.61 (15'10" x 11'10"))

Kitchen (4.67 x 2.56 (15'3" x 8'4"))

Dining Room (3.97 x 2.90 (13'0" x 9'6"))

Conservatory (3.73 x 2.44 (12'2" x 8'0"))

Ground Floor Cloakroom with W/C (2.24 x 0.91 (7'4" x 2'11"))

Bedroom One (4.18 x 2.70 (13'8" x 8'10"))

Bedroom Two (3.99 x 2.69 (13'1" x 8'9"))

Bedroom Three (2.33 x 3.47 (7'7" x 11'4"))

Study/Bedroom Four (3.15 max x 2.77 max (10'4" max x 9'1" max))

Family Shower Room (2.31 x 1.86 (7'6" x 6'1"))

Garage (5.10 x 2.53 (16'8" x 8'3"))

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

**Living Room 15'10" x 11'10" (4.84 x 3.61)**

**Kitchen 15'3" x 8'4" (4.67 x 2.56)**

**Dining Room 13'0" x 9'6" (3.97 x 2.90)**

**Conservatory 12'2" x 8'0" (3.73 x 2.44)**

**Ground Floor W/C 7'4" x 2'11" (2.24 x 0.91)**

**Bedroom One 13'8" x 8'10" (4.18 x 2.70)**

**Bedroom Two 13'1" x 8'9" (3.99 x 2.69)**

**Bedroom Three 7'7" x 11'4" (2.33 x 3.47)**

**Bedroom Four 10'4" max x 9'1" max (3.15 max x 2.77 max)**

**Family Bathroom 7'6" x 6'1" (2.31 x 1.86)**

**Garage 16'8" x 8'3" (5.10 x 2.53)**

**General Remarks and Stipulations**

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

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.

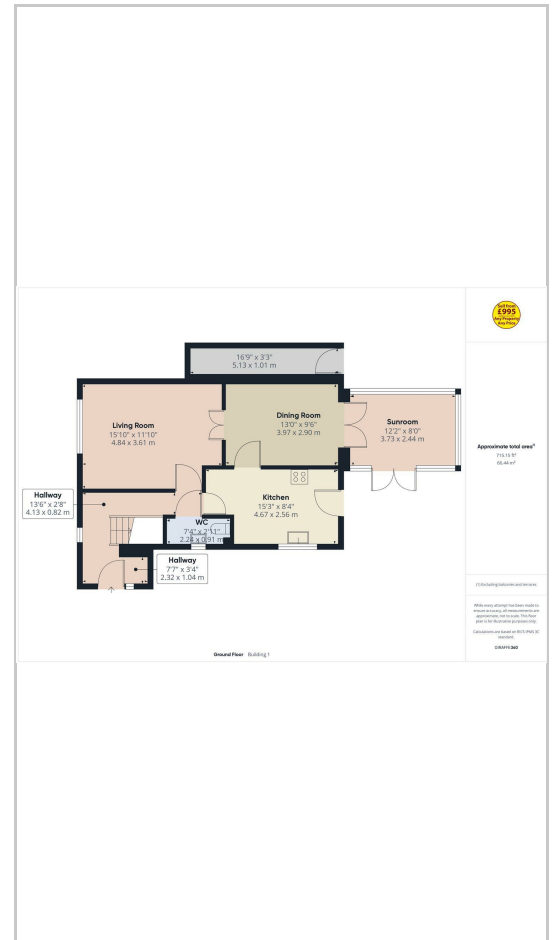
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

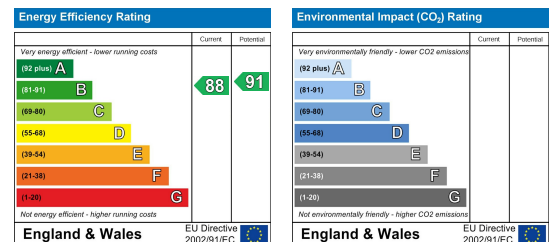
**Area Map**



**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.