

# BURGIN ATKINSON

& C O M P A N Y

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



## 4 Lime Tree Avenue

, Retford, DN22 7BA

**£350,000**



LOVELY PERIOD FEATURED SEMI DETACHED HOME - FOUR DOUBLE BEDROOMS - THREE LARGE RECEPTION ROOMS - KITCHEN DINER - DOWNSTAIRS W/C - MAIN FAMILY BATHROOM AND EN-SUITE - OFF STREET PARKING - ENCLOSED GARDENS - OVER 2,000 SQUARE FOOTAGE - EPC E



## Description

This beautifully proportioned and very well presented, period five bedroom semi-detached property is located within a popular and highly sought after residential area of Retford. This home has over 2,000 square footage and is deceptively spacious. The property lies within close access to a full range of amenities including shops, schools, transport, leisure and health facilities. For those who wish to commute there is a rail link to London from Retford rail station in just 1hr 25 minutes as well as many other major UK cities. The A1 motorway is accessed in under 5 miles and the cities of Sheffield, Leeds, Lincoln and Nottingham are easily accessible by car.

The home comprises of two spacious reception rooms with bay windows, a modernised kitchen diner which then leads into a utility area with a downstairs w/c. The first floor offers three double bedrooms, one with an en-suite and the master bedroom with fronted bay windows and a built in wardrobe. A main three piece suite family bathroom is also found to the first floor. To the second floor you will find two further double bedrooms.

Externally the property offers parking for at least four cars to the front of the property and mature garden. To the rear of the property, the garden comprises of a patio area, a decking area and a lawned area. Perfect for family gatherings.

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

**Entrance Hall 6'10" x 13'0" (2.10 x 3.97)**

**Living Room 12'9" x 15'10" (3.89 x 4.84)**

**Dining Room 13'9" x 12'4" (4.20 x 3.78)**

**Kitchen Diner 12'0" x 15'10" (3.67 x 4.85)**

**Utility Room 8'8" x 8'9" (2.66 x 2.68)**

**Downstairs w/c 6'5" x 5'2" (1.96 x 1.59)**

**Master Bedroom 12'10" x 14'6" (3.92 x 4.44)**

**Bedroom Two 10'9" x 12'5" (3.30 x 3.81)**

**En-Suite 2'7" x 12'5" (0.81 x 3.81)**

**Bedroom Three 9'0" x 14'8" (2.76 x 4.48)**

**Bedroom Four 10'11" x 15'10" (3.33 x 4.83)**

**Bedroom Five 10'5" x 8'2" (3.19 x 2.49)**

**Family Bathroom 8'4" x 7'3" (2.55 x 2.22)**

**Cellar 13'4" x 12'0" (4.07 x 3.68)**

## General Remarks and 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 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.

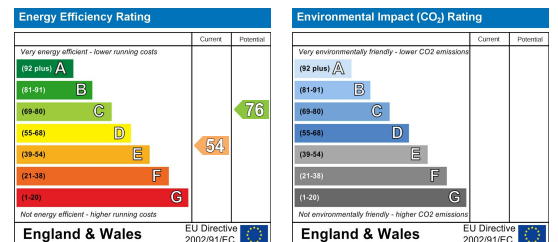
## Area Map



## 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.