

# BURGIN ATKINSON

& C O M P A N Y



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ATKINSON

## 4 Lime Tree Cottages

Torworth, Retford, DN22 8NP

**£235,000**



WELL PRESENTED THREE BEDROOM END TOWN HOUSE - PERIOD PROPERTY - OFF STREET PARKING - REAR GARDEN WITH GARAGE - MODERN KITCHEN AND BATHROOM - CELLAR SPACE - POPULAR VILLAGE LOCATION



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## Description

The house is located in the village of Torworth which sits between the market towns of Bawtry and Retford. Bawtry offers a wealth of boutique shops, restaurants and bars and Retford has a mainline train station giving links to London Kings Cross and Retford Primary Care Centre (Retford Hospital). The A1 can be accessed at nearby Blyth which gives links to the region major towns and cities. Ranskill offers a local Primary school along with other amenities.

Internally, this property offers a spacious yet cosy living room that features an open fireplace with multi fuel burner. The kitchen is modern and offers integrated appliances including a double oven and separate hob with extractor, fridge freezer and washing machine. The cellar is also accessed via the kitchen. To the first floor, you will find the master bedroom and the spacious main bathroom which hosts a free standing bath, a walk in rainfall shower, hand wash basin set into a vanity unit and a w/c. To the second floor, there are a further two double bedrooms.

Externally, the rear garden is mostly laid to lawn with a decking area and a large garden shed/garage. To the front of the property, the driveway offers parking access for two vehicles and a path down the side of the property leading to the rear of the plot.

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

**Living Room 11'1" x 12'0" (3.39 x 3.66)**

**Kitchen 11'0" x 12'1" (3.37 x 3.70)**

**Bedroom One 11'0" x 12'1" (3.36 x 3.69 )**

**Bedroom Two 8'7" x 10'10" (2.62 x 3.32)**

**Bedroom Three 8'7" x 11'11" (2.63 x 3.65)**

**Bathroom 8'3" x 10'10" (2.53 x 3.32)**

**Cellar 11'1" x 11'10" (3.39 x 3.63)**

**Garage 16'6" x 16'4" (5.03 x 4.98)**

## General Remarks & Stipulations

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

**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.

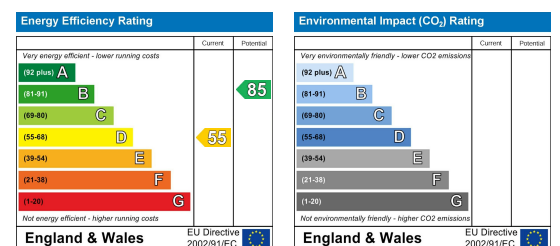
## Area Map



## 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.