

# BURGIN ATKINSON

& C O M P A N Y



## 11 The Drive, Off Park Lane

, Retford, DN22 6SD

**Offers In The Region Of £550,000**



SPACIOUS 4 BEDROOM DETACHED FAMILY HOME - NO ONWARD CHAIN - TWO RECEPTION ROOMS - 2 BATHROOMS - 1/3 OF AN ACRE SIZED PLOT - HIGHLY SOUGHT AFTER LOCATION - AMPLE OFF STREET PARKING - SINGLE EXTENDED DETACHED GARAGE - LAWNED GARDENS TO THE FRONT AND REAR OF THE PROPERTY



**Description**

This exquisite, four bedroom detached home, standing on a glorious 1/3 of an acre plot, is located on the edge of Retford on a private and extremely quiet road. This special location is within walking distance of Retford town centre and boasts stunning, open countryside views. 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, this beautiful home begins in the grand, welcoming entrance hall which is currently utilised as an additional dining space. The first room off of the hallway is the spacious living room area which features an open fireplace with an inset cast iron multi-fuel stove sent onto a granite hearth and a large bay window with open field views. Leading into the beautiful sun room via the double French doors, you will find bi folding doors that open out into the enclosed rear garden allowing an abundance of natural light through. The modern kitchen contains fully integrated appliances and is open plan offering a dining area with double doors opening out onto the patio area. The ground floor also offers a spacious w/c with a hand wash basin and tiled flooring.

To the first floor, you will find the master bedroom which is extremely spacious having a large window to the front elevation taking advantage of the far reaching views, along with a range of fitted furniture and a walk in wardrobe. The second double bedroom is spacious and offers a great sized, modern, three piece en-suite bathroom. The third double bedroom offers fitted wardrobes and bedroom four is also a double. The main, four piece suite family bathroom hosts a walk in rainfall shower, contemporary free standing bath along with a W/C and hand wash basin set into a vanity unit.

Externally, this home boasts a third of an acre of land with lawned gardens to both the front and rear. To the rear, the garden is mostly laid to lawn incorporating Indian stone paved patio areas, planted borders along with a host of mature trees and shrubbery. A charming feature to the garden is the circular summer house where you can sit and enjoy the peaceful setting. To the front of the property, the garden is lawned with planted borders and Indian stone paving. The tarmac driveway provides ample parking and gated access to further covered parking with electrical charging point and the single detached garage which boasts an electric up and over door with power and lighting connected.

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

- Living Room 14'10" x 19'0" (4.53 x 5.80)**
- Kitchen 18'11" x 9'6" (5.77 x 2.90)**
- Dining Room 11'8" x 11'1" (3.58 x 3.38)**
- Sun Room 10'11" x 19'1" (3.34 x 5.82)**
- W/C 3'0" x 10'5" (0.92 x 3.20)**
- Bedroom One 15'1" x 14'5" (4.60 x 4.41)**
- Bedroom Two 10'11" x 14'6" (3.34 x 4.44)**
- Bedroom Three 11'1" x 12'2" (3.39 x 3.71)**
- En-Suite 7'4" x 6'8" (2.17 x 2.04)**
- Bedroom Four 9'9" x 9'5" (2.98 x 2.89)**
- Main Family Bathroom 8'10" x 9'9" (2.70 x 2.99)**
- Garage 27'11" x 9'9" (8.52 x 2.98)**

**General Remarks & Stipulations**

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

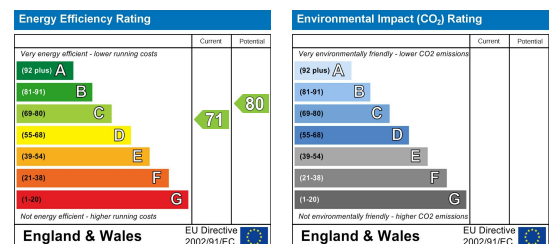
**Area Map**



**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.