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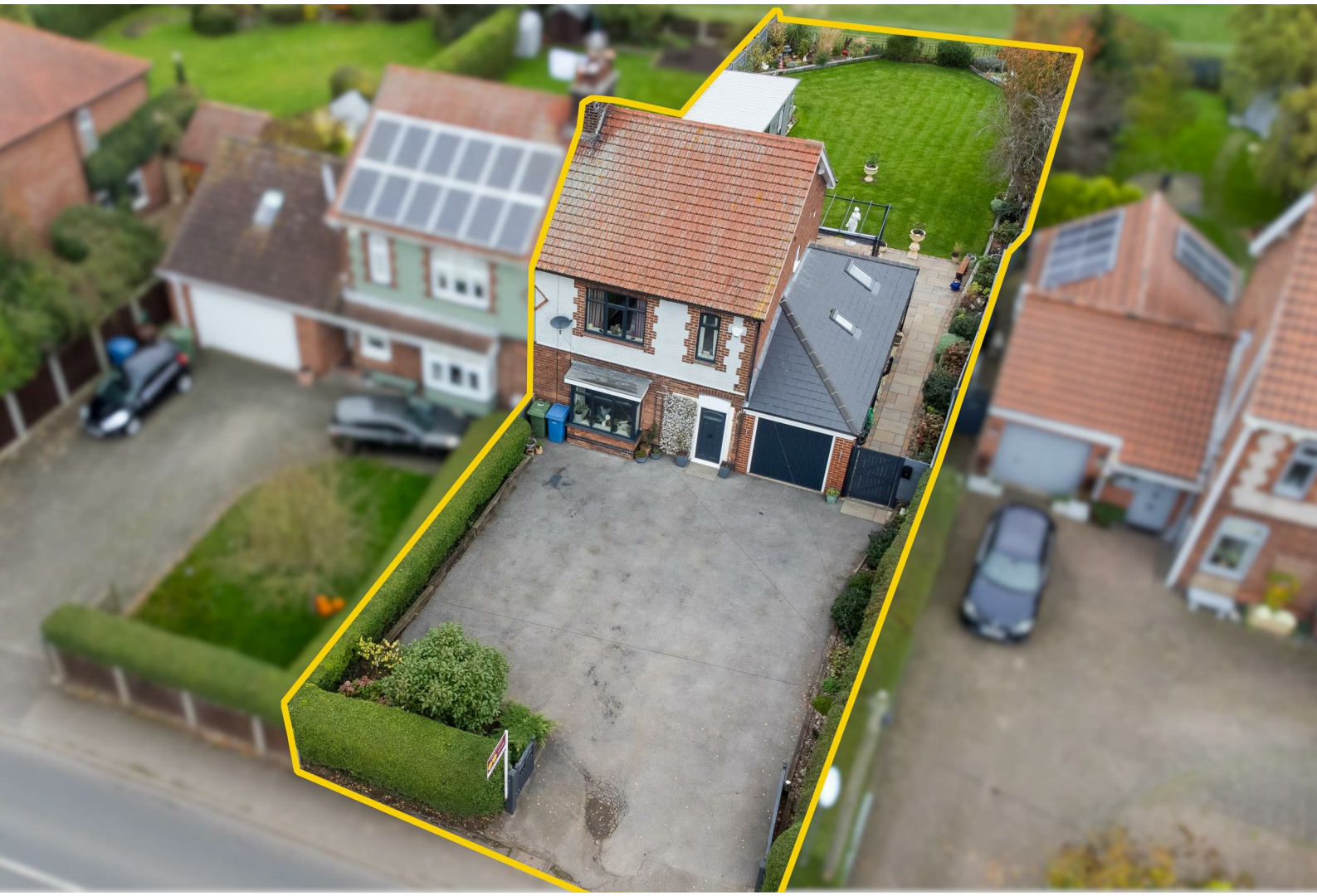
& C O M P A N Y



Inglenook Smeath Lane

Hayton, Retford, DN22 9JT

£325,000

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STUNNING THREE BEDROOM SEMI DETACHED HOME - OPEN FIELD VIEWS TO THE REAR - SOUGHT AFTER VILLAGE LOCATION - SPACIOUS KITCHEN DINER - TWO BATHROOMS - SEPERATE UTILITY ROOM - AMPLE OFF STREET PARKING - SINGLE GARAGE - EPC D

Description

This very well presented, three bedroom, semi detached home is located on Smeath Lane, Hayton. Hayton Village is highly sought after and is known for its immediate access to a wealth of country walks, lanes, bridleways, and the tow path of the Chesterfield Canal to enjoy the surrounding countryside. The canalside village of Clarborough is just next door and offers amenities including a country pub, a post office and well stocked Spar. There is also a highly regarded village primary school and a regular bus service. Further amenities in the Georgian market town of Retford are accessed in under 5 miles. Retford offers a wealth of facilities including supermarkets, shops, boutiques, two theatres, popular restaurants and pubs and even a monthly farmers market which offer local produce for sale in the busy market square. For those commuting 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 8 miles.

Internally, this wonderful home begins in the entrance hall which leads you into the spacious yet cosy living room. The living room offers a brick built fireplace with a multi fuel burner and a bay window allowing an abundance of natural light through. The kitchen diner is open plan and features a brick built fireplace with a log burner and a six ring induction cooker. With the dining room area having double patio doors leading out onto the patio area, this layout makes an ideal space for entertaining. Just off the kitchen is a separate utility room and a recently installed ground floor shower room. To the first floor, you will find the master bedroom with built in wardrobes, a second double bedroom and a third smaller bedroom. The main family bathroom is modern with tiled flooring and contains a bath with overhead rainfall shower, hand wash basin and w/c.

Externally, the property offers a larger than average enclosed rear garden which is mostly laid to lawn with a large patio area and pergola. The rear garden offers open field views and a greenhouse, three outbuildings for extra storage space as well as a wooden built workshop which could also be used as an outside office space. To the front of the property, there is a great sized driveway proving parking for numerous vehicles and a small single garage.

To book a viewing, call us on 01777 712611.

Living Room 16'3" x 12'8" (4.96 x 3.87)

Kitchen 8'1" x 14'7" (2.47 x 4.47)

Dining Room 19'10" x 11'8" (6.05 x 3.57)

Utility Room 9'5" x 4'11" (2.89 x 1.50)

Shower Room 9'3" x 3'1" (2.82 x 0.94)

Bedroom One 11'6" x 12'8" (3.53 x 3.88)

Bedroom Two 11'7" x 11'8" (3.54 x 3.56)

Bedroom Three 6'5" x 5'9" (1.98 x 1.77)

Family Bathroom 8'0" x 8'2" (2.44 x 2.50)

Garage 9'11" x 6'3" (3.04 x 1.93)

External Workshop 9'4" x 19'3" (2.86 x 5.88)

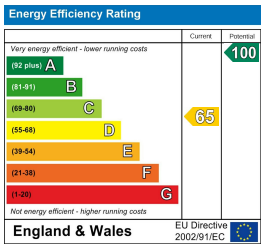
General Remarks & Stipulations

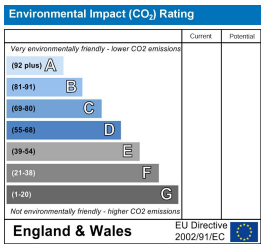
Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Retford Enterprise Centre Randall Way, Retford, Nottinghamshire, DN22 7GR
Tel: 01777 712611 Email: sales@burginatkinson.co.uk