



72 BIGSBY ROAD RETFORD

A very nicely presented family home built in the 1930's with the great benefit of a modern kitchen dining room overlooking the well stocked, attractive rear gardens. In addition, there is a downstairs cloakroom and utility room. The property also benefits from off road parking and is in the Carr Hill Lane School catchment area and is within comfortable distance of Retford town centre and mainline station.

£200,000

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

72 BIGSBY ROAD, RETFORD, DN22 6SB

LOCATION

Bigsby Road is on the outskirts of Retford town centre, accessible to countryside walks and Chesterfield Canal. Retford town centre offers comprehensive shopping, leisure and recreational facilities and viewing is highly recommended.

ACCOMMODATION

UPVC glazed door into

ENTRANCE PORCH with light and ¾ glazed composite door with insert obscure leaded light effect windows into

ENTRANCE HALL with stairs to first floor gallery landing, contemporary radiator and ¾ glazed sliding door to

LOUNGE 15'4" x 11'8" (4.68m x 3.61m) measured to front aspect double glazed square bay window overlooking the front garden. Feature polished wood fire surround with cream marble effect hearth and insert with coal effect living flame gas fire, period skirtings, TV and telephone points. ¾ glazed sliding door into

KITCHEN DINING ROOM 16'0" x 9'10" (4.88m x 3.04m) side aspect half glazed UPVC door to the side and double glazed windows overlooking the garden. An extensive range of base and wall mounted cupboard and drawer units, 1 ¼ sink drainer unit with mixer tap, integrated dishwasher, built in electric oven with four ring gas hob and stainless steel extractor canopy over, space for under counter fridge and freezer, ample working surfaces, glazed display cabinet, under cupboard lighting, part tiled walls, spotlighting, ceramic tiled flooring continuing into the dining area, door to under stairs storage cupboard. Door to

UTILITY ROOM rear aspect obscure double glazed window to the side and rear. Wall mounted gas fired central heating boiler, space and plumbing for washing machine and one further appliance. Ceramic tiled flooring. Bifold door to

CLOAKROOM with corner fitted white low level wc and corner fitted hand basin with mixer tap, aqua boarding walls, spotlight and ceramic tiled flooring. Spotlight, exposed ceiling timber. Underfloor heating.

FIRST FLOOR

GALLERY STYLE LANDING with side aspect double glazed window, access to roof void.

BEDROOM ONE 13'0" x 9'7" (3.99m x 2.96m) front aspect double glazed window, two built in floor to ceiling wardrobes with ample hanging and shelving space and integrated lighting. Three drawer unit, period style skirtings, contemporary radiator.

BEDROOM TWO 9'10" x 10'2" (3.04m x 3.11m) rear aspect double glazed window with views to the garden. Period style skirtings, TV aerial point, contemporary style radiator.

BEDROOM THREE 8'5" x 6'0" (2.58m x 1.83m) front aspect double glazed window, period skirtings, contemporary style radiator.

BATHROOM side aspect obscure double glazed window. Three piece white suite with panel enclosed bath, electric shower with handheld attachment, pedestal hand basin, low level wc, contemporary radiator, ceramic tiled walls.

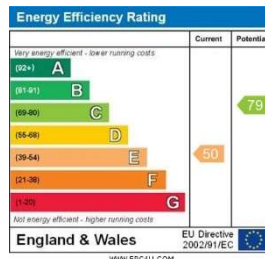
OUTSIDE

The front garden is fenced to all sides with double gates leading to off road parking. The garden is mainly lawned with railway sleeper and brick edged lawn with established shrub and foliage. High level wooden giving access to the side and rear garden. Resin pathway down the side and snaking resin path to the rear of the plot.

The rear garden is fenced to all sides with external lighting and water supply. A resin patio with feature compass star pattern. The garden has a good area of sculptured lawn and some established shrubs. The rear of the plot has a raised patio area with space for two timber sheds (one of which has power and lighting).

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 A
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing 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.
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.
Viewing: Please contact the Retford office on 01777 709112.
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.
Your home may be repossessed if you do not keep up repayments on your mortgage.
These particulars were prepared in February 2023.



Ground Floor

First Floor



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