



Alexander Jacob
estate agents & company



**North Road
Retford**

Offers Over £395,000

Property & Estates Consulting
11 Grove Street, Retford, DN22 6JP

01777 566400
www.alexanderjacob.co.uk

North Road Retford

Contemporary THREE DOUBLE BEDROOM Semi Detached Family Home

Property Overview

- Modern Kitchen & Bathroom Suites
- Fully Enclosed Southerly Aspect Laid to Lawn Garden with Several Seating Areas
- Extensive Parking & Single Detached Garage



An extraordinary opportunity to acquire a contemporary THREE DOUBLE BEDROOM semi detached family home, enjoying panoramic views of open countryside. Measuring in excess of 1248 sq ft. and set over two storeys, the well presented living accommodation briefly comprises of entrance hall, modern open plan kitchen diner with integrated appliances, utility/ground floor shower room, lounge, galleried first floor landing, master bedroom, two further sizeable bedrooms and a four piece family bathroom. Private, and fully enclosed by fencing, resides a Southerly aspect laid to lawn garden with several seating areas and an outbuilding, extensive parking, a single detached garage, work yard, workshop, barn and further outbuilding, lending itself to those who are self-employed, or wish to start a business from home. Scenically situated upon approximately 0.29 acres on the outskirts of bustling Retford, this unique property graces its owner with easy access to the wealth of everyday conveniences, bars, restaurants, leisure facilities and excellent road and rail links the market town has to offer. Carr Hill Primary & Nursery School and The Elizabethan Academy, both having most recently achieved good Ofsted ratings, are just a brief drive away. Early viewing is encouraged to fully appreciate the recent renovations, business opportunity and picturesque setting being offered for sale.

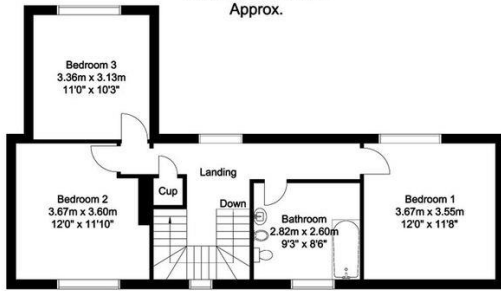
- Work Yard & Workshop Lending Itself to Those who Work from Home
- Enjoying Panoramic Views of Open Countryside
- Scenically Situated on the Outskirts of Bustling Retford
- Council Tax Band: B EPC Rating: D



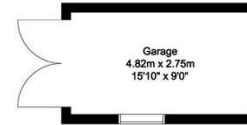
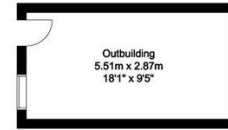
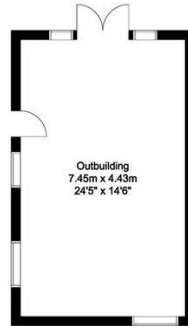
Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



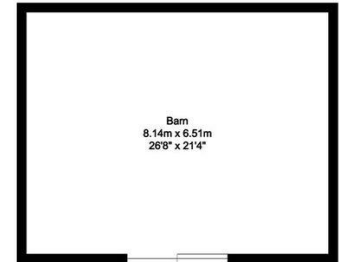
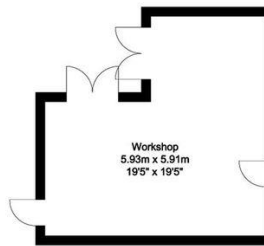
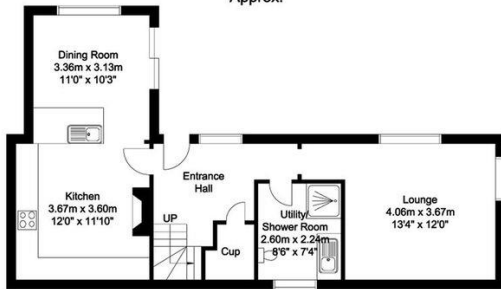
First Floor
58 sq m/624.30 sq ft
Approx.



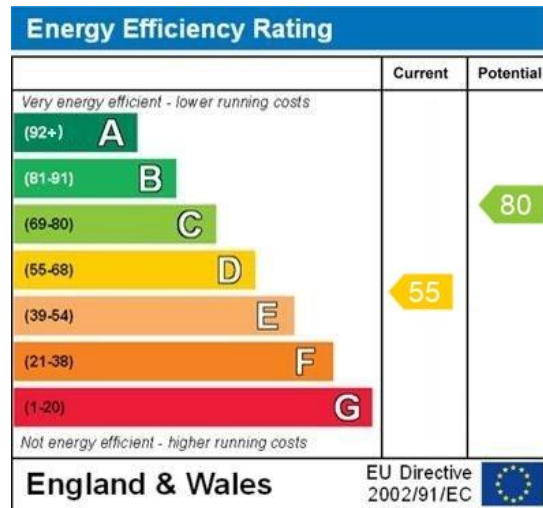
Outbuildings
144 sq m/1550.00 sq ft
Approx.



Ground Floor
58 sq m/624.30 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.. CP Property Services @2024



Tenure & Charges: Freehold- Vacant possession will be given upon completion

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



Property & Estates Consulting

11 Grove Street, Retford, DN22 6JP



01777 566400

www.alexanderjacob.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.