



Alexander Jacob  
estate agents & company



**North Moor Road**  
Walkeringham, Doncaster

**Offers in the Region of £155,000**

**Property & Estates Consulting**  
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# North Moor Road

## Walkeringham, Doncaster

Rural TWO DOUBLE BEDROOM End of Terrace

### Property Overview

- Private Driveway Accommodating Two Vehicles
- Recently Landscaped Southerly Aspect Rear Garden & Seating Area
- Advantageously Placed in the Esteemed Village of Walkeringham
- Prime Location for Commuting to Bawtry, Retford & Gainsborough
- Council Tax Band: A EPC Rating: C



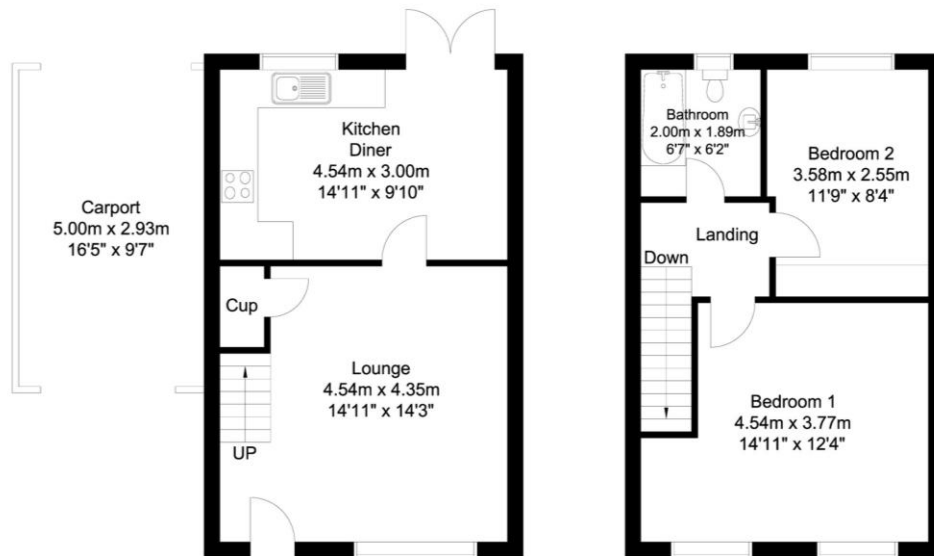
A fantastic opportunity to acquire a rural TWO DOUBLE BEDROOM end of terrace, ideal for first time buyers and investors. Set over two storeys and measuring in excess of 731 sq ft., the modern living accommodation briefly comprises of lounge, kitchen diner, first floor landing, master bedroom, second double bedroom benefitting from fitted wardrobes, and a contemporary family bathroom. Outside sees a private driveway accommodating two vehicles, whilst a recently landscaped, southerly aspect garden and seating area resides to the rear. Storage is well catered for in a partially boarded loft space and large garden shed, equipped with power and lighting. Advantageously placed in the esteemed village of Walkeringham, the property enjoys a prime location for commuting to Bawtry, Retford and Gainsborough via the A631, and sits well within the catchment area for Queen Elizabeth's Grammar School. Walkeringham itself boasts a village hall hosting weekly themed food events, a village pub, playing field, equestrian and dog walking routes in every direction, and Walkeringham Primary School, which has most recently achieved a good Ofsted rating. Early viewing is considered essential to fully appreciate the unique opportunity being offered for sale.

*Road links are served by the A631 which offer greater transport links throughout the UK. Retford Train Station provides a direct line to London King's Cross in less than 90 minutes at selected times.*

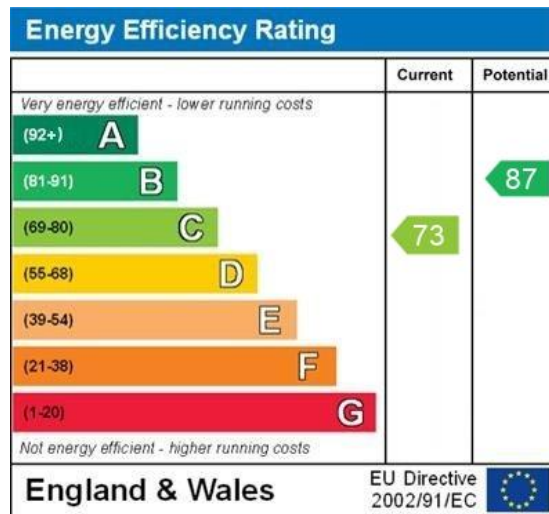


Ground Floor  
34 sq m/365.97 sq ft  
Approx.

First Floor  
34 sq m/365.97 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



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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.