



**Babworth Road**  
**Retford**

**Offers in the Region of £400,000**



# Babworth Road

## Retford

Imposing THREE BEDROOM Detached Family Home

### Property Overview

- THREE RECEPTION ROOMS
- Extensive Private Driveway & Oversized Garage Providing Ample Parking
- Low Maintenance Front Garden & Well Stocked, Southerly Aspect Lawns & Seating Area to the Rear
- Conveniently Situated in a Popular Residential Area to the West of Retford



An exclusive opportunity to acquire an imposing THREE BEDROOM detached family home, offering versatile space and charm in abundance. Boasting original features, the generous ground floor living accommodation briefly comprises a welcoming entrance hall, ample lounge, dining room, sunny conservatory, kitchen, utility room, accessible bedroom/study, and a handy WC. To the first floor reside two sizeable bedrooms, a modernised shower room, and a separate WC.

Outside, an extensive private driveway and oversized garage cater for multiple vehicles. The wrap around grounds showcase a low maintenance front garden, and well stocked, southerly aspect lawns and a seating area to the rear.

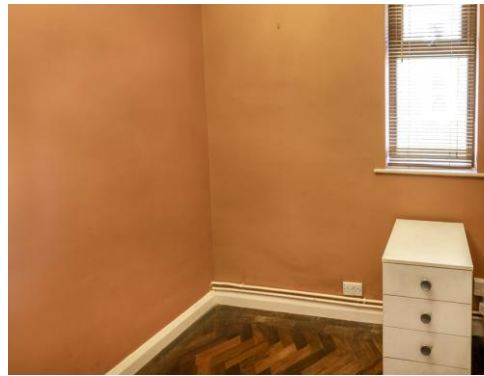
Situated in a popular residential area to the West of Retford, Babworth Road enjoys close proximity to the market town's array of everyday amenities, recreational facilities, and schools for all age groups, whilst benefitting from great accessibility to the A1. Retford Oaks Academy, having most recently achieved a good Ofsted rating, is just a brief walk away. Retford Train Station on the East Coast Main Line is also within easy reach on foot, offering a direct line to London King's Cross in less than 90 minutes at selected times. Early viewing is highly encouraged, we do not anticipate this unique property will be on the market for long.

- Close Proximity to Everyday Amenities, Recreational Facilities, Restaurants, & Schools for All Age Groups
- Excellent Road & Rail Links
- Please Call the Office Today to Arrange a Viewing
- Council Tax Band: D EPC Rating: C





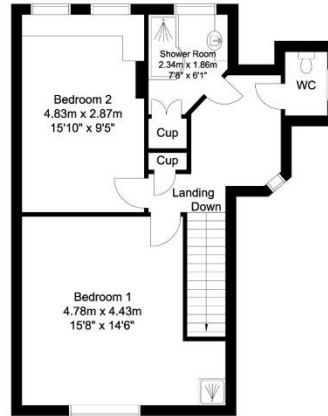
*Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to London King's Cross & Edinburgh.*



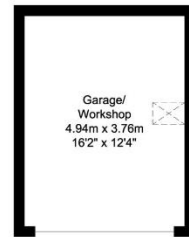
**Ground Floor**  
88 sq m/947.22 sq ft  
Approx.



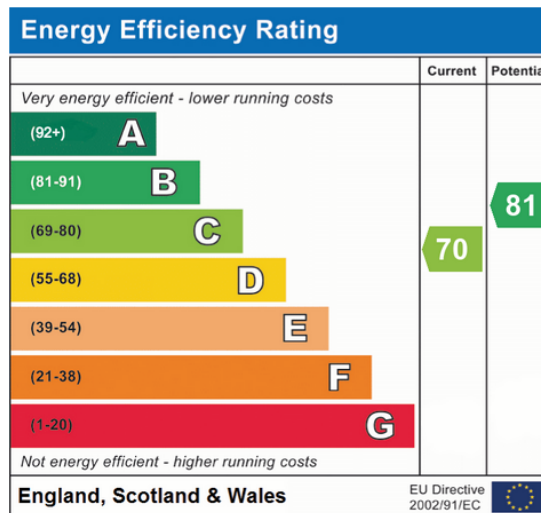
**First Floor**  
49 sq m/527.43 sq ft  
Approx.



**Outbuilding**  
19 sq m/204.51 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 @2025



**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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[www.alexanderjacob.co.uk](http://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.