



Alexander Jacob

estate agents & company



**Leafeld
Retford**

Offers in the Region of £165,000

Property & Estates Consulting
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Leafield Retford

Well Proportioned THREE BEDROOM Semi Detached Family Home

Property Overview

- ****NO UPWARD CHAIN****
- Freshly Redecorated with New Flooring Throughout
- Ample Storage Throughout
- A Generous Laid to Lawn Rear Garden
- Conveniently Located in the Ever Popular Area of Hallcroft
- A Timely Walk from Retford's Everyday Amenities, Restaurants, Schools, & Excellent Road & Rail Links
- Council Tax Band: A EPC Rating: D

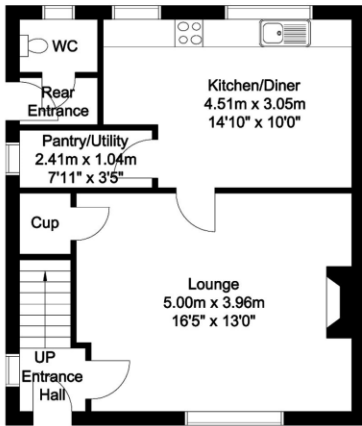


We are pleased to welcome this well proportioned THREE BEDROOM semi detached family home to the market, freshly redecorated with new flooring throughout. Boasting ample storage, the living accommodation briefly comprises of entrance hall, lounge, kitchen diner, pantry, rear entrance, ground floor WC, first floor landing, master bedroom, two further bedrooms and a family bathroom. Outside sees a generous laid to lawn rear garden, and a handy detached garage. Conveniently located in the North of Retford in the ever popular area of Hallcroft, the accommodating plot is just a timely walk from Retford's town centre, hosting an array of everyday amenities, restaurants, excellent road and rail links, and schools for all age groups. The Elizabethan Academy, having most recently achieved a good Ofsted rating, is also within easy reach on foot. Viewings are highly recommended to fully appreciate the potential and prime town setting being offered for sale.

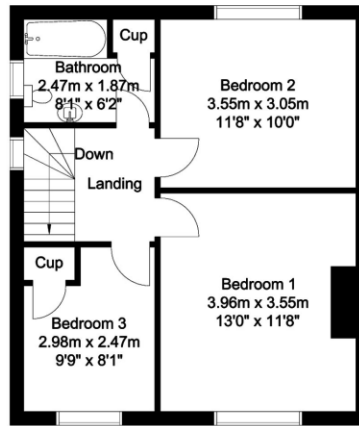
Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



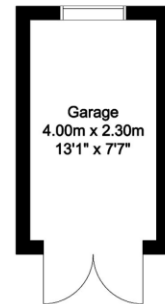
Ground Floor
43 sq m/462.84 sq ft
Approx.



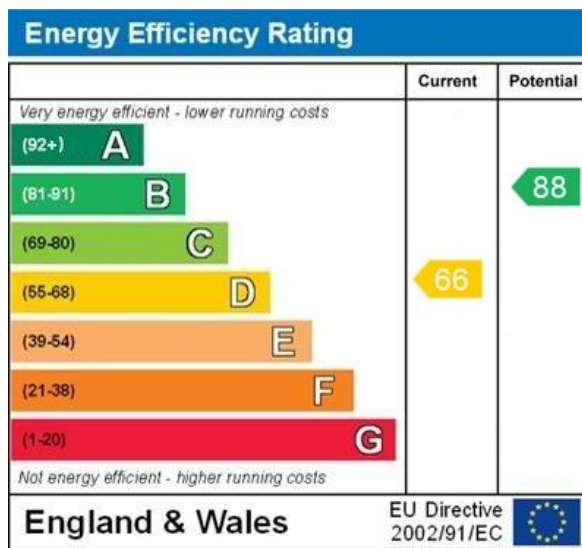
First Floor
43 sq m/462.84 sq ft
Approx.



Outbuilding
9 sq m/96.87 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.