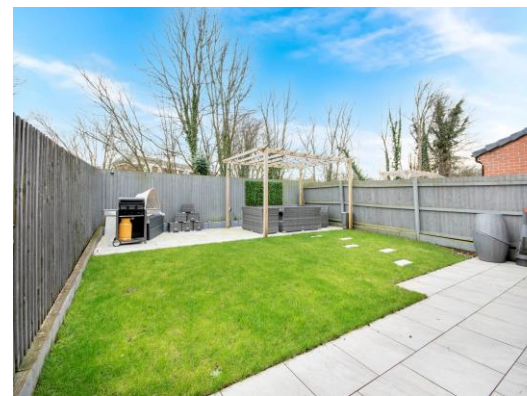




Alexander Jacob
estate agents & company



**Hollymount
Retford**

Offers in the Region of £290,000

Property & Estates Consulting
11 Grove Street, DN22 6JP

01777 566400
www.alexanderjacob.co.uk

Hollymount Retford

An Immaculate THREE BEDROOM Detached Family Home Measuring Approximately 1087 Sq Ft.

Property Overview

- ****NO UPWARD CHAIN****
- Showcasing Contemporary Fixtures & Fittings Throughout
- Master Bedroom Complete with Shower Room
- Newly Laid Private Driveway & Single Integral Garage
- A Well Maintained, South Easterly Aspect Rear Garden with Two Seating Areas
- Idyllically Located on a Quiet Cul De Sac in the Heart of Retford
- A Brief Walk from Amenities, Recreational Facilities, Restaurants, Schools & Transport Links
- Council Tax Band: C EPC Rating: D

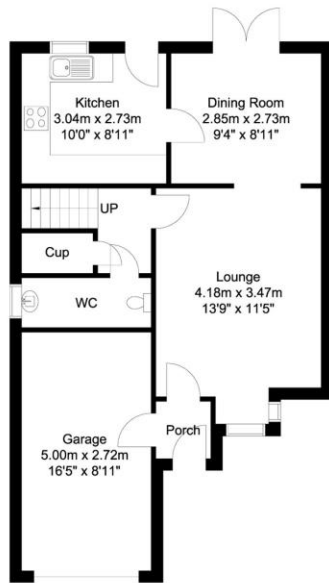


A wonderful opportunity to acquire an immaculate THREE BEDROOM detached family home, showcasing contemporary fixtures and fittings throughout. Boasting a family orientated layout and set over two storeys, the well proportioned living accommodation briefly comprises of a handy porch, lounge, dining room, beautifully appointed kitchen, inner hallway, ground floor WC, first floor landing, master bedroom complete with shower room, two further bedrooms and a family bathroom. Parking is well catered for on a newly laid driveway, in addition to a single integral garage, whilst a well maintained, South Easterly aspect garden resides to the rear. Idyllically located on a quiet cul de sac in the heart of Retford, the well placed plot is just a brief walk from the town's wealth of amenities, recreational facilities, restaurants, schools, and excellent road and rail links. Thrumpton Primary Academy, having most recently achieved a good Ofsted rating, is also within easy reach. Viewings are highly recommended to fully appreciate the modern accommodation and prime town setting being offered for sale.

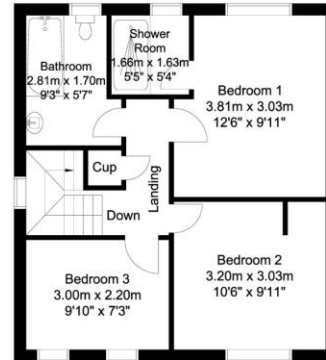
Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



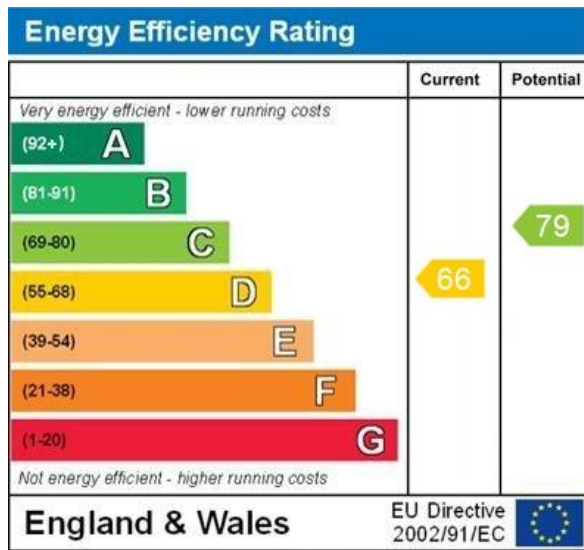
Ground Floor
57 sq m/613.54 sq ft
Approx.



First Floor
44 sq m/473.61 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.

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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.