



## 61 LONDON ROAD, RETFORD

A unique and pretty character cottage with a dual aspect lounge/dining room, kitchen and three bedrooms. The property does require some cosmetic attention, but does have parquet flooring to the ground floor, a good sized and well established rear garden and detached garage.

**£225,000**

Brown & Co  
Retford  
01777 709112  
retford@brown-co.com

**BROWN & CO**

Property and Business Consultants

# 61 LONDON ROAD, RETFORD DN22 7DT

## LOCATION

The cottage is situated within walking distance to the town centre which offers comprehensive shopping and leisure facilities and mainline railway station, which is on the London to Edinburgh intercity line, plus there is a Lidl on London Road. There are schools close by, as well as a bus stop. Countryside walks are accessible, plus good links to the A57 and A1 both linking to the wider motorway network.

## DIRECTIONS

What3words///wizard.tables.softly

## ACCOMMODATION

Covered loggia style entrance with quarry tiled flooring and external light, exposed timbers and part glazed door to

**ENTRANCE HALL** side aspect double glazed windows, parquet flooring, telephone point, dado rail, understairs cupboard, doors to

**LOUNGE/DINING ROOM 25'5" x 11'6" narrowing to 7'4" (7.76m x 3.54m narrowing to 2.25m)** front aspect double glazed window, feature fire surround with coal effect gas fire on raised stone hearth, tv aerial lead, parquet flooring throughout. From the dining area double glazed French doors to the garden, wall light points.

**KITCHEN 10'2" x 8'3" (3.12m x 2.52m)** rear aspect double glazed window over-looking the garden. A good range of base and wall mounted cupboard and drawer units, single stainless steel sink/drain unit with mixer tap, space and plumbing for washing machine and freestanding cooker, working surfaces, parquet flooring, built in understairs cupboard with space for upright fridge/freezer, part tiled walls, wall mounted gas fired central heating boiler. Door to garden.

**FIRST FLOOR LANDING** side aspect obscure double glazed window, access to roof void, dado rail, built in cupboard, wall light point, doors to

**BEDROOM ONE 16'4" x 10'8" (5.00m x 3.30m)** front aspect double glazed window, two built in wardrobes.

**BEDROOM TWO 10'9" x 8'9" (3.32m x 2.71m)** front aspect double glazed window, built in cupboard, wooden flooring.

**BEDROOM THREE 7'9" max x 7' max (2.42m max x 2.14m max)** dual aspect double glazed windows, wooden flooring.

**BATHROOM** rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath, pedestal hand

basin, low level wc, part tiled walls, built in cupboard with factory lagged hot water cylinder.

## OUTSIDE

The front garden is walled to all sides with pedestrian gate leading to well stocked and established cottage styled garden. Path to the side lading to

**REAR GARDEN** which is walled to all sides, full width paved patio with external water supply. Good sized lawn area with well stocked and established shrub borders. Path to the rear and step up to the lower garden where there is a **DETACHED GARAGE** with personal door and inspection pit. The garage is accessed via Caledonian Road.

## GENERAL REMARKS & STIPULATIONS

**Tenure and Possession:** The Property is freehold and vacant possession will be given upon completion. **Council Tax:** We are advised by Bassetlaw District Council that this property is in Band C. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

**Floorplans:** The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

**Hours of Business:** Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

**Viewing:** Please contact the Retford office on 01777 709112.

**Free Valuation:** We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

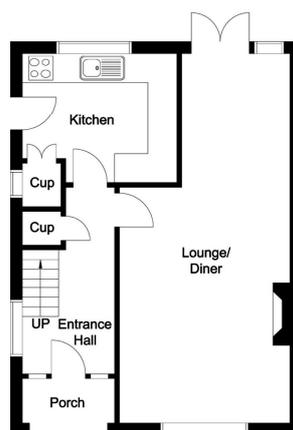
**Agents Note:** In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

**Financial Services:** In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

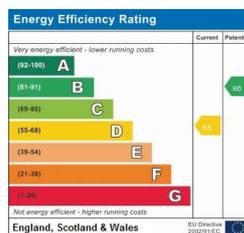
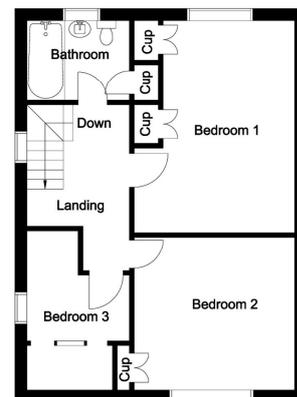
Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in June 2024.

Ground Floor



First Floor



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