



28 GROVE COACH ROAD, RETFORD  
£335,000

**BROWN & CO**



## 28 GROVE COACH ROAD, RETFORD, DN22 7HU

### DESCRIPTION

A 1930's substantial detached family home on a good sized plot and in favoured location to the south of Retford town centre. The property retains some of its original style features and has the added benefit of double glazing. There is ample off road parking, single garage and a good sized rear garden. The property does require some cosmetic attention but will make a good sized family home offering the scope to extend, subject to usual planning consent.

### LOCATION

Grove Coach Road is on the southern fringes of Retford town centre and is a popular residential location with a good mix of similar properties. Bracken Lane School is within comfortable walking distance. Retford town centre provides comprehensive, shopping, leisure and recreational facilities. There is also a mainline railway station on the London to Edinburgh intercity link. There are countryside walks close by which are accessible from the end of Grove Coach Road or Bracken Lane which also links onto the Chesterfield Canal.

### DIRECTIONS

What3words///ahead.occupy.humble

### ACCOMMODATION

Obscure glazed door with matching side windows into

**ENTRANCE HALL** with period styles skirtings, part panelled walls with stairs to first floor landing, under stairs storage cupboard. Additional built in cupboard. Wall light points.

**LOUNGE 13'0" x 13'0" (3.99m x 3.99m)** measured to rear aspect double glazed bow window overlooking the garden with window seat and storage below. Feature tiled fireplace with matching hearth and fitted gas fire, period style skirtings, wall light points. TV and telephone points.



**DINING ROOM 12'10" x 12'0" (3.96m x 3.67m)** front aspect double glazed window with feature fire surround and marble hearth. Period style skirtings, TV aerial point, wall light points.



**STUDY 18'0" x 8'2" (5.51m x 2.51m)** rear aspect double glazed window. Door to the garden. Access to small roof void, recessed lighting.

**KITCHEN 9'7" x 9'5" (2.94m x 2.90m)** front aspect double glazed window. A good range of base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit, ample working surfaces incorporating a breakfast bar. Fireplace recess housing built in electric oven at eye level with four ring electric hob. Working surfaces, part tiled walls.



**WALK IN LARDER** tiled floor, tiled skirtings and a good range of shelving.

**REAR HALL** door to garage. Half glazed door to

**WET ROOM** obscure rear aspect double glazed window. Aqua boarding walls, white low level wc, pedestal hand basin with mixer tap. Mains fed shower. Towel rail radiator, extractor, aqua boarding ceiling, recessed lighting.

Turning staircase with front aspect double glazed window to

**FIRST FLOOR LANDING** access to roof void. Built in storage cupboard.

**BEDROOM ONE 12'4" x 13'0" (3.79m x 3.99m)** measured to rear of range of built in bedroom furniture. Rear aspect double glazed bow window overlooking the garden with window seat and storage below, telephone point, period style skirtings.



**BEDROOM TWO 12'10" x 12'0" (3.96m x 3.67m)** dual aspect double glazed windows to front and side. Period style skirtings.



**BEDROOM THREE 9'7" x 9'6" (2.97m x 2.91m)** front aspect double glazed window, period style skirtings.

**SHOWER ROOM** rear aspect obscure double glazed window. Large walk in shower cubicle with aqua boarding surround, glazed screen and electric shower. Vanity unit with inset sink and cupboards and drawers below. Built in cupboard housing wall mounted gas fired central heating combination boiler. Tiled walls.



**SEPARATE WC** side aspect obscure double glazed window. White low level wc. Part tiled walls.

**OUTSIDE**

The front has fencing and iron railings to all sides, block paved driveway providing parking for several vehicles and leads to **ATTACHED SINGLE GARAGE 19'2" x 9'4" (5.84m x 2.87m)** with up and over door, half glazed door to the garden, power, light and return door to the rear lobby. External water supply. Well stocked sculptured front border.

The rear garden is walled and fenced to all sides. Paved and decked patio area leading to the main garden which is predominantly lawned with well stocked flower, shrub beds and borders. Small timber summer house, external lighting.

**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 finalising 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.

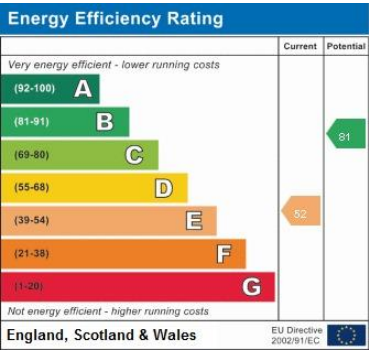
Viewing: Please contact the Retford office on 01777 709112.

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.

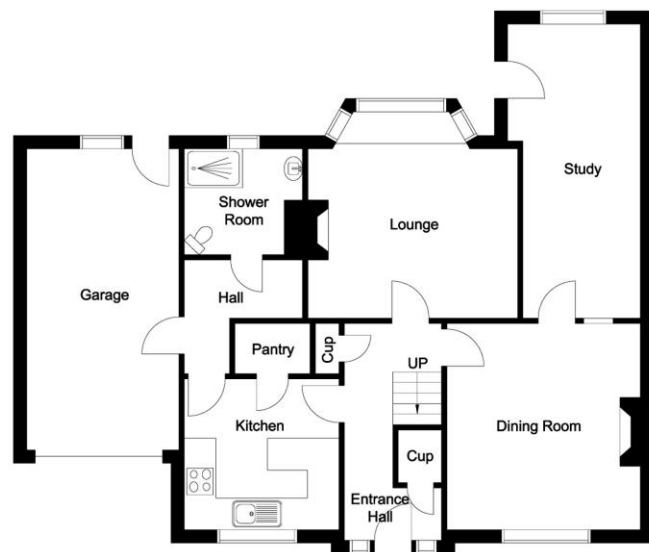
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them 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.

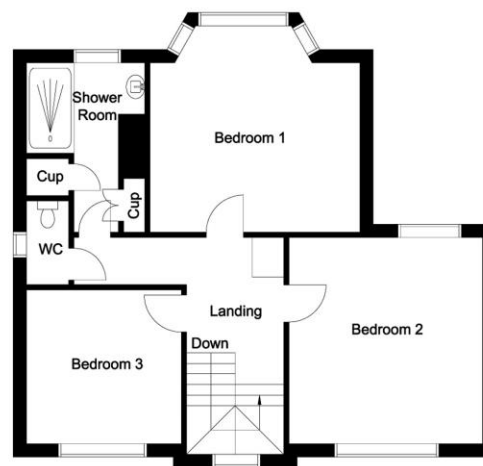




Ground Floor



First Floor



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



## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
01777 709112 | [retford@brown-co.com](mailto:retford@brown-co.com)

**BROWN & CO**