



40 WELHAM GROVE RETTFORD

A rare opportunity to purchase a modern link detached home on this favoured modern development on the eastern fringes of Retford town centre. The property benefits from a 21ft lounge dining room overlooking the good sized but manageable rear garden. There is a breakfast kitchen and two double bedrooms. Attached single garage, additional parking and being within comfortable distance of the town centre amenities. No onward chain.

OFFERS OVER £215,000

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BROWN & CO

Property and Business Consultants

40 WELHAM GROVE, RETFORD, DN22 6TS

LOCATION

Welham Grove is on the fringes of the town centre providing good accessibility to the comprehensive shopping, leisure and recreational facilities as well as nearby walks via the Chesterfield Canal. The Hop Pole pub/restaurant is also within walking distance. There are bus services available from nearby Welham Road. Retford town centre boasts a mainline railway station on the London to Edinburgh intercity link and there is good access to the A1 and A57 linking to the wider motorway network.

DIRECTIONS

What3words///scouts.cove.score

ACCOMMODATION

COVERED ENTRANCE external lighting, half glazed UPVC door to

L-SHAPED HALLWAY access to roof void, central heating thermostat, built in airing cupboard with factory lagged hot water cylinder, fitted immersion and shelving.

LOUNGE DINING ROOM 21'2" x 10'3" (6.45m x 3.13m) rear aspect double glazed sliding patio doors leading into and overlooking the garden. Feature sandstone fireplace with raised hearth and coal effect electric fire. TV and telephone points.

BREAKFAST KITCHEN 15'4" x 7'9" (4.68m x 2.41m) rear aspect double glazed window overlooking the garden. A good range of base and wall mounted cupboard and drawer units with single stainless steel sink drainer unit with space and plumbing below for washing machine. Space for free standing cooker and fridge. Ample working surfaces, part tiled walls, Ideal Logic wall mounted gas fired central heating boiler. Door into garage.

BEDROOM ONE 14'0" x 9'0" (4.29m x 2.77m) measured to front of built in double wardrobes with mirror fronted sliding doors with hanging and shelving space. Front aspect double glazed oriel bay window. Telephone point.

BEDROOM TWO 10'0" x 9'0" (3.06m x 2.78m) dual aspect double glazed windows.

REFITTED SHOWER ROOM 5'9" x 5'8" (1.80m x 1.78m) side aspect obscure double glazed window. A good sized corner fitted shower cubicle with glazed screen, aqua boarding surround and mains fed shower. Low level wc with concealed cistern, vanity unit with mixer tap and cupboards below. Part tiled and part aqua board walls. Ceramic tiled flooring, chrome towel rail radiator, recessed lighting and extractor. UPVC ceiling. Shaver socket.

OUTSIDE

The front garden is open planned with lawn and central shrub beds and borders. Shared roadway leading to the six bungalows in this small cul de sac with your own personal drive with space for two cars and leading to ATTACHED SINGLE GARAGE 16'9" x 9'7" (5.16m x 2.94m) with double doors, power, light, return door to kitchen and half glazed door leading into the garden. The garage also has eaves storage.

There is side access to the rear and the garden is fenced to all sides with a full width paved patio, external lighting and water supply. A good area of lawn with established shrub and flower borders to the sides.

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 B.

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.

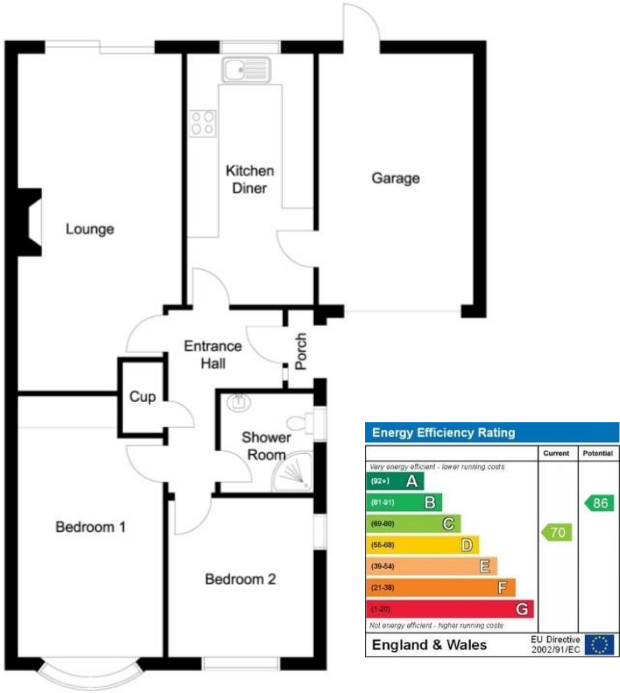
Viewing: Please contact the Retford office on 01777 709112.

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 November 2024.



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