



13 GROVE LANE, RETFORD

An extremely well presented older style semi-detached home close to the town centre. Two reception rooms, three good sized bedrooms, plus a ground floor bathroom. Enclosed garden and off road parking. Some original style features. NO ONWARD CHAIN

£165,000

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

BROWN & CO

Property and Business Consultants

13 GROVE LANE, RETFORD,
NOTTINGHAMSHIRE, DN22 6NA

LOCATION

Grove Lane is within walking distance of Retford town centre with comprehensive leisure, shopping and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. Schools for all age groups are also within easy access as well as the Chesterfield Canal offering canalside walks linking to the wider surrounding countryside. There is a recreational ground within 50 metres and the A1 and A57 are close by linking to the wider motorway network.

DIRECTIONS

What3words:///logo.flash.guess

ACCOMMODATION

Covered entrance porch with part glazed uPVC door into the **ENTRANCE HALL** with stairs to the first floor landing, small paned glazed door to

LOUNGE 13'9" to bay x 11'6" (4.24m to bay x 3.54m) front aspect double glazed square bay window, feature fireplace with coal effect gas living flame fire with raised hearth, stained wood flooring, dado rail, period style skirtings, wall light points and TV point. Small paned glazed door to

DINING ROOM 11'8" x 10'9" (3.60m x 3.33m) large rear aspect double glazed floor to ceiling picture window, period style skirtings, slimline storage cupboard, small paned glazed door to

SIDE LOBBY with half glazed uPVC door to side, part tiled walls, understairs storage cupboard with recently refitted consumer unit.

From dining room, archway to

KITCHEN 8'4" x 5'3" (2.57m x 1.60m) side aspect double glazed window. A good range of white coloured shaker style base and wall mounted cupboards, 1 ¼ stainless steel sink/drainer unit with mixer tap, space and plumbing for washing machine, built in electric oven, four ring gas hob with extractor above, part tiled walls, work surfaces, wall mounted gas fired central heating combination boiler. Arch to

UTILITY AREA 5'8" x 2'11" (1.74m x 0.88m) side aspect double glazed window, space for one appliance, door to

BATHROOM 6'9" x 5'7" (2.10m x 1.75m) rear aspect obscure double glazed window. Three piece white suite with panel enclosed bath with electric shower over, pedestal hand basin, low level WC, part tiled walls.

FIRST FLOOR LANDING with side aspect double glazed window. Boarded access to roof void. Doors to

BEDROOM ONE 16' x 11'10" (4.89m x 3.65m) two front aspect double glazed windows, wooden flooring, period style skirtings, built in cupboard (potential for en suite WC).

BEDROOM TWO 11'8" x 9'3" (3.61m x 2.82m) rear aspect double glazed window, wooden flooring, period style skirtings.

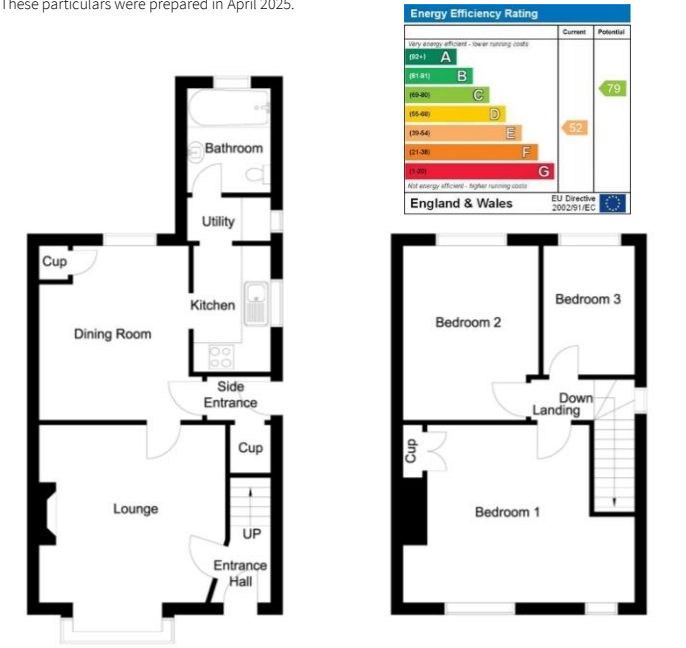
BEDROOM THREE 8'5" x 6'4" (2.60m x 1.95m) rear aspect double glazed window, period style skirtings.

OUTSIDE the front is walled and hedged to all sides, lawned area with shrub borders. Double gates leading to **OFF ROAD PARKING** for one vehicle. Pedestrian access to

REAR GARDEN fenced to all sides, patios areas, good area of lawn, shrub and flower beds/borders.

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 A 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 April 2025.



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 others 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 of 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.