



45 WEST FURLONG RETFORD

A spacious three bedroom 1930's semi-detached family home in this favoured residential location and with three reception rooms, kitchen and four piece bathroom suite. Large rear garden, garage and driveway

£275,000

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45 WEST FURLONG, RETFORD, NOTTINGHAMSHIRE DN22 7LN

LOCATION

West Furlong is a favoured residential location on the edge of Retford town centre which is within comfortable walking distance. The hospital and pharmacy is within easy access as well as the Chesterfield Canal providing countryside walks and walks into the town centre. Schools are close by for all age groups and there is good accessibility to the A1 which leads to the wider motorway network. Retford town centre provides comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link which is approx. 1 mile away. Nearby on Hallcroft Road are local amenities including shop/post office.

DIRECTIONS

What3words///placed.roses.shower

ACCOMMODATION

Enclosed entrance porch with double glazed French doors and windows and original hardwood front door into

ENTRANCE HALL stairs to first floor, period style skirtings, understairs cupboard with side aspect double glazed window (potential for WC). Doors to

LOUNGE 13'6" x 13' to bay (4.15m x 3.97m) front aspect double glazed bow window, corner original style fireplace with polished wood surround and patterned inserts. Period style skirtings, TV point.

DINING ROOM 13'6" x 11'5" (4.15m x 3.51m) rear aspect half glazed door into SUNROOM, feature fireplace with tiled hearth, period style skirtings, TV point.

SUNROOM 10'10" x 6'8" (3.35m x 2.08m) double glazed door to garden, double glazed windows, insulated laminate floor and vaulted ceiling.

BREAKFAST ROOM 9'5" x 9' (2.90m x 2.75m) side aspect obscure double glazed door to driveway. Oak laminate flooring, period style skirtings, square arch to

KITCHEN 9'5" x 7'2" (2.88m x 2.18m) rear aspect double glazed window. A good range of base and wall mounted cupboard and drawer units, stainless steel sink/drainer with mixer tap, working surfaces, space and plumbing for washing machine, space for upright fridge/freezer. Built in electric oven, four ring gas hob with extractor above. Part tiled walls, laminate floor.

GALLERY STYLE LANDING with side aspect double glazed window, period style skirtings, doors to

BEDROOM ONE 13'6" x 13' to bay (4.15m x 3.97m) front aspect

double glazed bow window, period style skirtings.

BEDROOM TWO 12'10" x 11'6" (3.95m x 3.52m) rear aspect double glazed window with views to the garden. Period style skirtings.

BEDROOM THREE 10'1" x 7'3" (3.07m x 2.22m) front aspect double glazed window, period style skirtings.

BATHROOM 9'5" x 8'10" (2.90m x 2.74m) rear aspect obscure double glazed window. Four piece suite with paneled enclosed bath with handheld shower attachment, wall mounted hand basin with mixer tap, low level WC, corner tile enclosed shower with mains fed shower. Recessed lighting, part tiled walls, access to roof void.

OUTSIDE

The front garden is walled to all sides, is pebbled for low maintenance and has a long driveway with space for several vehicles and pedestrian access to the rear garden. SINGLE DETACHED concrete sectional GARAGE.

The rear garden is of a very good size. Screened by high hedging to all sides, small patio area, mainly lawned with established shrubs. Timber shed.

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.

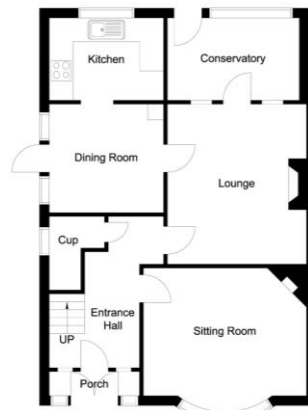
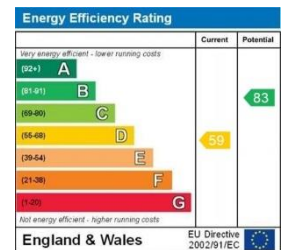
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

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.

These particulars were prepared in April 2025.



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