



10 TILN COURT, RETFORD  
£310,000

**BROWN & CO**



## 10 TILN COURT, RETFORD, DN22 6TD

### DESCRIPTION

An immaculately presented two double bedroom detached bungalow at the head of this small and favoured cul-de-sac on the fringes of Retford town centre. The property has been lovingly modernised by the current owner and has been reconfigured to now provide a good sized front aspect lounge, a refitted kitchen dining room with integrated appliances as well as a modern bathroom. Externally, the property provides gardens to all three sides and they have been well planned. At the front there is a recently laid block paved driveway providing parking for several vehicles and this in turn leads to a detached single garage. The property is within comfortable walking distance of the town centre and countryside walks. There is no onward chain.

### LOCATION

This property is situated on the edge of Retford town meaning that country walks are on hand and the town centre, with its full range of facilities, is a short car journey away.

The area has an excellent transport network with the A1(M) lying to the west, from which a wide motorway network is available and the town has a direct rail service into London Kings Cross (approx. 1 hour 30 mins). Leisure amenities and educational facilities (both state and independent) are well catered for.

### DIRECTIONS

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### ACCOMMODATION

Access to the rear of the bungalow by way of a half glazed composite door leading directly into

**KITCHEN DINER 13'8" x 12'3" (4.19m x 3.74m)** with rear aspect double glazed windows. Recently refitted with a good range of dove grey base and wall mounted, soft close units. 1 ¼ enamel sink drainer unit with mixer tap and space and plumbing below for washing machine. Built-in electric oven with four ring gas hob above and stainless steel extractor canopy over, integrated fridge

and freezer. Ample wood effect working surfaces with matching upstand. Part tiled walls, recessed lighting and TV aerial lead.



**INNER HALLWAY** with access to partially boarded loft void with ladder and light. Built-in cupboard housing wall mounted gas fired central heating combination boiler (recently installed).

**LOUNGE 14'8" x 12'3" (4.50m x 3.74m)** front aspect double glazed picture window. Feature sandstone fireplace with raised hearth and space for free standing fire. Light oak engineered flooring, TV point.



**BEDROOM ONE 13'4" x 10'6" (4.07m x 3.24m)** front aspect double glazed window. Side aspect double glazed window. A range of built-in wardrobes with hanging and shelving space.



**BEDROOM TWO 10'6" x 8'6" (3.23m x 2.61m)** rear aspect double glazed picture window overlooking the rear garden. TV aerial lead.



**REFITTED BATHROOM 7'9" x 6'4" (2.40m x 1.94m)** side aspect obscure double glazed window. Three piece white suite comprising aqua board panelled enclosed bath with handheld mixer tap/shower

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attachment. Pedestal hand basin, low level wc. Ceramic tiled flooring, aqua board walls, extractor.



OUTSIDE

To the front there is picket style fencing to one side with fencing to the other. Recently laid with block paving providing parking for several vehicles. The off road parking leads to the side drive which has matching block paving leading to brick built **SINGLE GARAGE** with metal up and over door, power and light. Matching paved patio area, large timber shed.

The rear garden has been landscaped with a good area of lawn which is retained by railway sleepers. Large tiled patio with external lighting and water supply. Raised shrub and flower beds with pebbled inserts. To the side of the property is a pathway to the front and pebbled area for low maintenance.



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.

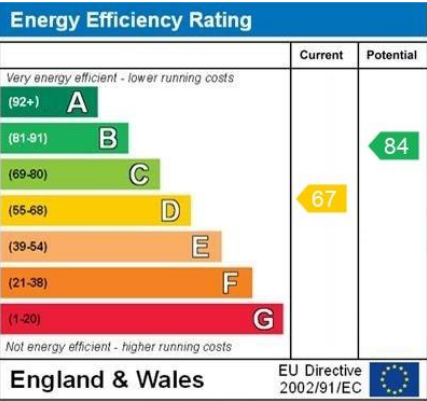
Viewing: Please contact the Retford office on 01777 709112.

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.

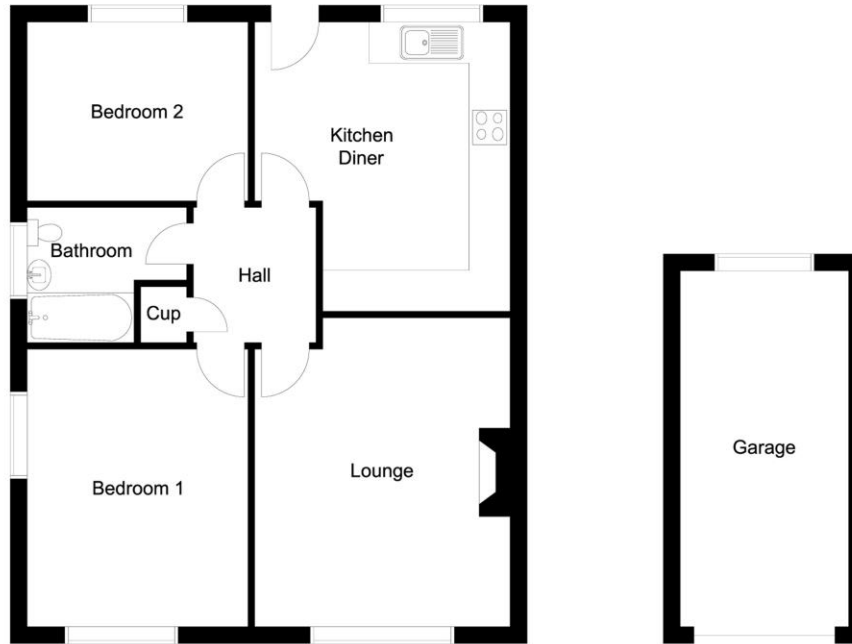
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them 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 April 2025.





## Outbuilding



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.  
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