



## 18 SPRINGFIELD ROAD RETFORD

An extended older style family home close to the town centre and local schools. The property benefits from a ground floor extension which makes a good sized second bedroom with en suite wet room, alternatively a garden room or family room. There is a small garden to the rear with off road parking. No onward chain.

**£165,000**

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**BROWN & CO**

Property and Business Consultants

18 SPRINGFIELD ROAD, RETFORD, DN22 6QR

LOCATION

Located centrally to the town centre and accessible to local schools and countryside walks.

DIRECTIONS

What3words///agenda.second.dreams

ACCOMMODATION

Part glazed UPVC door into

HALLWAY with stairs to first floor landing. Laminate flooring and door to

LOUNGE 13'2" x 9'7" (4.03m x 2.94m) front aspect double glazed picture window. Feature painted fire surround. Laminate flooring, TV and telephone points. Under stairs storage cupboard and door to

KITCHEN DINING ROOM 18'0" x 8'4" (5.53m x 2.55m) rear aspect obscure double glazed window and half glazed UPVC door to side. A good range of cream coloured base and wall mounted cupboard and drawer units. Single 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 extractor canopy over. Ample working surfaces, part tiled walls, space for upright fridge freezer, ceramic tiled floor. Small area for additional storage space and additional appliance.

BEDROOM TWO/GARDEN ROOM 16'8" x 11'9" (5.13m x 3.63m) side aspect double glazed window and rear aspect half glazed UPVC door with windows overlooking the garden. Laminate flooring, TV and telephone points. Access to small roof void. Door to

WET ROOM 7'2" x 5'9" (2.20m x 1.80m) side aspect obscure double glazed window. Walk-in shower with aqua board surround and mains fed shower attachment. Pedestal hand basin, low level wc. Extractor.

FIRST FLOOR

GALLERY STYLE LANDING side aspect obscure double glazed window. Access to roof void.

BEDROOM ONE 13'3" x 9'9" (4.04m x 3.03m) front aspect double glazed window. TV point.

BEDROOM THREE 11'0" x 8'2" (3.36m x 2.49m) rear aspect double glazed window with views to the rear. Laminate flooring, TV aerial lead.

BEDROOM FOUR 8'6" x 7'0" (2.63m x 2.14m) front aspect double glazed window.

FAMILY BATHROOM rear aspect obscured double glazed window. Three piece white suite comprising panel enclosed bath, mains fed shower over and low level wc. Pedestal hand basin, tiled walls, extractor and tiled flooring.

OUTSIDE

The front is fenced to all sides with a gate leading to the pathway to the front door and pedestrian access to the rear garden. The front garden has been pebbled for low maintenance with bark area.

The rear garden is also fenced with a small area of lawn, off road parking for at least one vehicle and an area of astro turf, raised decked patio area and railway sleeper 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.  
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These particulars were prepared in April 2025.



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