



SPA COMMON HOUSE, 2 SPA COMMON, RETFORD
£375,000

BROWN & CO

SPA COMMON HOUSE, 2 SPA COMMON, RETFORD, DN22 6LQ

DESCRIPTION

A beautiful and substantial period property close to the heart of Retford town centre and overlooking Spa Common and the Chesterfield Canal. The property benefits from many original style features as well as three double bedrooms on the first floor and with the possibility of a study/bedroom four on the ground floor. The dual aspect kitchen breakfast room is a great feature leading into the garden and is well appointed plus there is a utility room and downstairs cloakroom. Attached to the property is a double garage and there is also additional parking to the other side of the property.

LOCATION

Spa Common is within comfortable walking distance of the town centre which provides comprehensive shopping, leisure and recreational facilities. Schools for all age groups are also accessible as is the mainline railway station on the London to Edinburgh intercity link. The A1 is to the west providing links to the wider motorway network. Retford is surrounded by open countryside and provides good walks which does include a walk along the Chesterfield Canal to the surrounding villages.

DIRECTIONS

what3words:///adjust.bolt.smart

ACCOMMODATION

Large wooden door into

ENTRANCE HALL with period style skirtings and stairs to first floor landing. Door to

SNUG 14'0" x 11'1" (4.28m x 3.37m) front aspect large double glazed window. Wooden flooring, step up and door into dining room. Recessed fireplace with raised hearth and wooden bressummer over. Original fitted cupboard. Period style skirtings.

BREAKFAST KITCHEN 22'3" x 12'4" (6.79m x 3.79m) dual aspect **Kitchen area** front aspect window. An extensive range of wood fronted base and wall mounted cupboard and drawer units. Inset 1 ¼ stainless steel sink drainer unit with mixer tap. Recessed brick and tiled fireplace with fitted gas AGA. Integrated fridge, space and plumbing for dishwasher. Central island with cupboard and drawers below and with a stainless steel cocktail sink. Onyx working surfaces and matching upstand. Four ring gas hob on the island.



Breakfast area rear aspect French doors leading into the garden. Wooden flooring. Additional space for a fridge freezer. Telephone point. Rear aspect velux window. Recessed lighting.



UTILITY ROOM rear aspect double glazed window. Space and plumbing for washing machine and one further appliance. Working surfaces above. Door to garage. Recessed lighting. Door to

CLOAKROOM obscure rear aspect double glazed window. White low level wc, wall mounted hand basin with mixer tap, tiled splashback. Chrome towel rail radiator. Recessed lighting.

DINING ROOM 13'9" x 10'6" (4.25m x 3.22m) rear aspect double glazed picture window. Painted wooden flooring, period style skirtings, wall light points, recessed shelving and step down to



LOUNGE 14'6" x 12'7" (4.46m x 3.87m) large side aspect double glazed picture window. Rear aspect French doors leading into the garden. Recessed fireplace with fitted log burner and raised hearth. Painted wooden flooring, door into Study/Bedroom Four, wall light points and ceiling rose.



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STUDY/BEDROOM FOUR 13'10" x 11'4" (4.26m x 3.46m) side aspect large double glazed picture window. Laminate flooring, under stairs recess, TV point, rustic fireplace with fitted stove, wooden mantle above and hearth. Exposed timbers.



FIRST FLOOR LANDING

BEDROOM ONE 13'9" x 11'1" (4.25m x 3.38m) large walk through hallway. The bedroom is rear aspect with views to the Chesterfield Canal and to the garden. The hallway has a built in airing cupboard with factory lagged hot water cylinder and shelving. Period style skirtings.

DRESSING ROOM 12'8" x 7'1" (3.85m x 2.15m) rear aspect window with views to the canal, period style skirtings.



EN SUITE SHOWER ROOM front aspect double glazed obscure window. Large corner shower cubicle with glazed screen and mains fed shower. Vanity unit with mixer tap and cupboard below.

Low level wc with concealed cistern. Fitted bidet. Chrome towel rail radiator, tiled floor and part tiled walls. Recessed lighting.

BEDROOM TWO 14'4" x 11'3" (4.38m x 3.43m) rear aspect double glazed window. Painted wood flooring, period style skirtings. Door to

EN SUITE WC with low level wc and wall mounted hand basin.

BEDROOM THREE 13'9" x 12'2" (4.25m x 3.43m) side aspect double glazed picture window with views to the garden and Spa Common. TV point. Fireplace with original stove.

FAMILY BATHROOM 10'1" x 9'4" (3.08m x 2.86m) front aspect obscure double glazed window. Four piece white suite comprising tile enclosed bath with mixer tap and mains fed shower over. Additional shower cubicle with mains fed shower. Vanity unit with mixer tap, low level wc. Two chrome towel rail radiators. Over stairs storage cupboard with hanging and shelving. Tiled floor and walls. UPVC ceiling with recessed lighting.



OUTSIDE

Attached to the property is a **DOUBLE GARAGE** with two up and over doors, power and light. Stable door to the rear garden. Built-in Butler sink with mixer tap and wooden drainer to the side. Eaves storage. Gas fired central heating boiler.

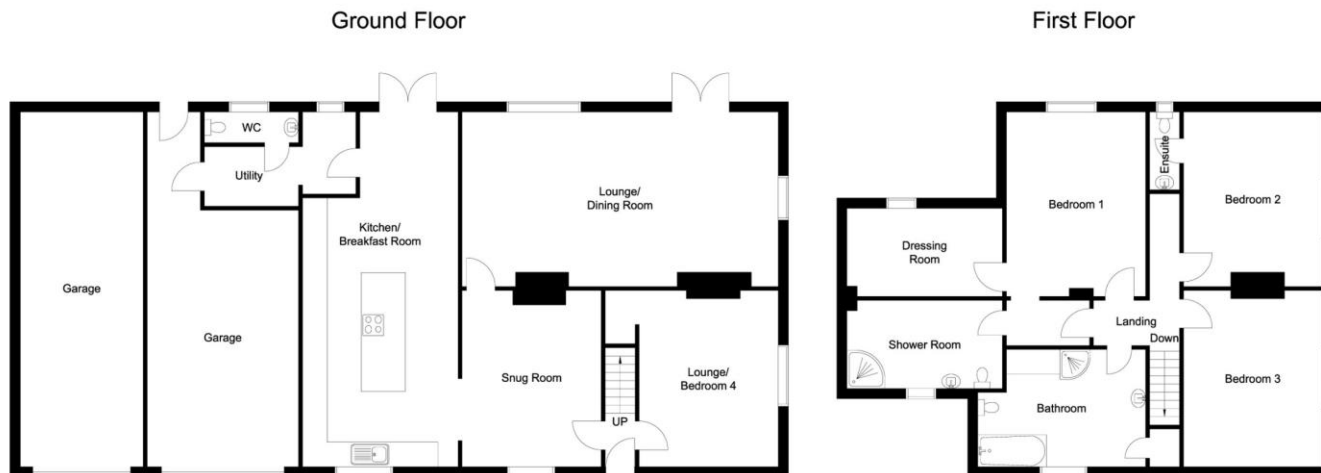
To the rear is a wraparound garden which is fenced and hedged to all sides. **Timber summer house** as well as a covered log store. Mainly lawned with a good selection of established shrub, flower beds and borders. External lighting and water supply. Paved patio.

To the other side of the property are double wooden gates leading to the pebbled area which provides parking for additional 2-3 vehicles.

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 D.
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.
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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 June 2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2025



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