



WELHAM ROAD, RETFORD  
£365,000

**BROWN & CO**



## WELHAM ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 6TW

### DESCRIPTION

A most attractive double fronted three bedroom detached bungalow situated in an enviable position set well back from Welham Road within generous gardens.

The property offers flexible living arrangements enhanced with character accents such as leaded glazing in the reception hall cum sunroom, log burner to the lounge and highly useful pantry, rear utility and cloakroom with wc. Fully alarmed including garage.

Accommodation commences with the reception hall which opens on to a further generously proportioned entrance hall off which the principal accommodation radiates.

The lounge is bright with natural light cascading in through a large bay window to the front. The dining kitchen is well appointed, refitted and offering views over the rear grounds. The ancillary accommodation of pantry, rear utility and cloakroom with wc increases the functionality of this home positively.

Three bedrooms are provided with the principal ones having front and rear aspects and the third bedroom in the middle also ideally suited for study, hobbies or similar. The bathroom is luxuriously appointed too.

The outside grounds are a particular feature of this property with the bungalow nestled towards the middle, meaning there is a deep front garden and good sized mature rear garden. The driveway facilitates off road parking for several vehicles and gives access to the rear located brick built garage.

### LOCATION

The property is situated on the highly regarded service road off the main Welham Road meaning the property is well screened from the main road.

Situated towards the edge of town, the Chesterfield Canal and a wealth of lanes and footpaths are on hand to enjoy countryside walks. Town centre amenities are also convenient, being a short car or bus journey away.

Retford is served by excellent transport links, with the A1 M lying to the west from which the wider motorway network is available. There is a direct rail service into London Kings Cross (approx. 1hr 30 mins) and air travel is convenient via Nottingham East Midlands airport. Leisure amenities and educational facilities (both state and independent) are well catered for.

### DIRECTIONS

What3words:///agreed.happen.jobs

### ACCOMMODATION

**RECEPTION PORCH 12'2" x 6'0" (3.70m x 1.85m)** an area in which to enter the property with picture window to front garden, feature leaded glazed door and side lights to



**HALL** large walk in cloaks cupboard with ample hanging and shelving space. Radiator.

**LOUNGE 21'5" x 13'9" to 10'0" (6.53m x 4.18m to 3.04m)** dual aspect with bay window to the front, attractive log burner, radiators.



**DINING KITCHEN 14'4" to 11'0" x 12'0" (4.37m to 3.35m x 3.66m)** bright and rear garden aspect through picture window. Refitted with shaker style country cream units, extensive base cupboards surmounted by contrasting worktops. Integrated Neff oven, hob and contemporary extractor, further appliance recesses including plumbing for slim line dishwasher, dresser style cupboards, tiled flooring.



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UTILITY ROOM 8'0" x 6'4" (2.43m x 1.95m) UPVC external door to garden, ceramic tiled floor, space and plumbing for washing machine and drier with work surface over, door to rear garden. Radiator.



PANTRY with combi boiler.

CLOAKROOM with wc.

BEDROOM ONE 13'10" x 12'0" (4.24m x 3.66m) front aspect picture window, contemporary in-built wardrobes and top level storage, radiator.



BEDROOM TWO 12'0" x 10'5" (3.66m x 3.19m) rear garden aspect, radiator.



BEDROOM THREE 10'5" x 5'10" (3.19m x 1.80m) side aspect, radiator.

BATHROOM refitted and luxuriously appointed with elegant white suite including freestanding bath, separate showering enclosure, pedestal wash basin and low suite wc. Attractive tiling in natural tones to walls and contrasting tiled floor. Combined traditional style finned radiator with towel warming rail.



OUTSIDE

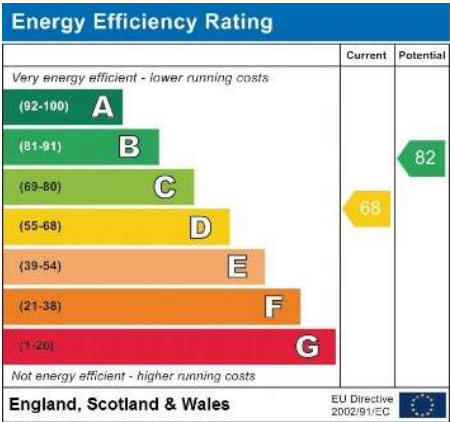
The front garden has a good area of lawn with central raised circular flower bed and perimeter shrub borders. Raised rockery.

Concrete driveway provides parking for several vehicles and leads to the detached brick built SINGLE GARAGE 16'0" x 8'10" (4.86m x 2.69m) with roller door, power and lighting.

The rear garden is well presented, delivering a good area of lawn with established shrubs. Timber garden store to the rear of the garage, greenhouse, vegetable plot to the rear, to the other side of the lawn is a summer house. External water supply.

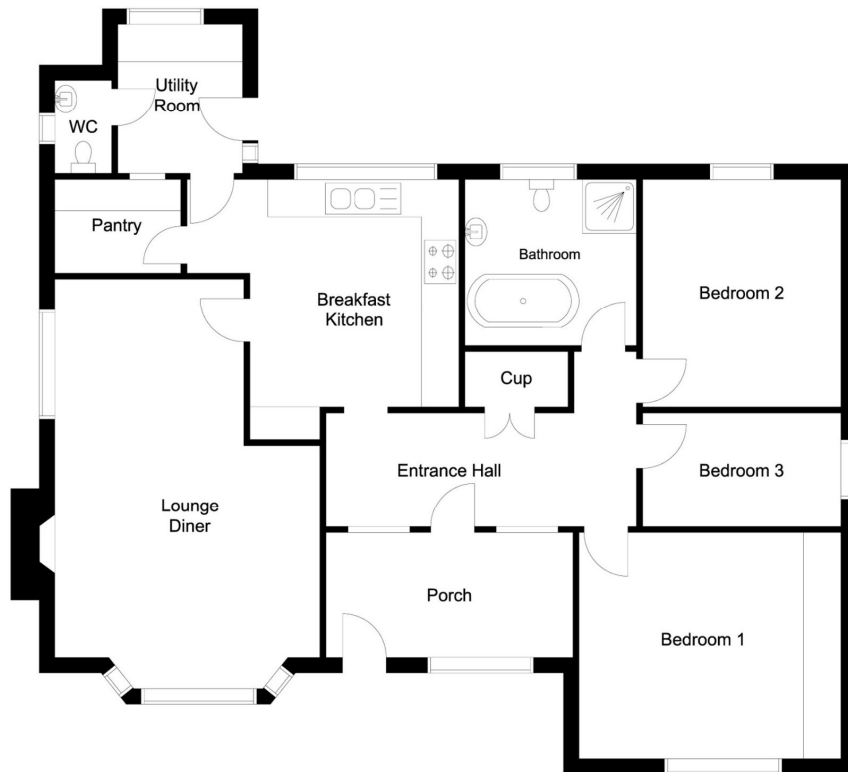
GENERAL REMARKS & STIPULATIONS

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.  
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 September 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.  
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CP Property Services @2025



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