



12 ST HELENS ROAD, RETFORD
£325,000

BROWN & CO

12 ST HELENS ROAD, RETFORD, DN22 7HA

DESCRIPTION

A substantial 3/4 bedroom detached bungalow on a good sized but manageable plot with fields to the rear. The property benefits from a modern fitted kitchen which leads to the open plan lounge dining room and conservatory. In addition, there are three double bedrooms, family bathroom plus a wet room and an additional fourth bedroom or study. The property is located at the head of this small cul-de-sac on the popular southern side of Retford town centre with ample parking and a single integral garage.

LOCATION

St Helens Road is small cul-de-sac on the fringes of Retford town centre and is within comfortable distance of local walks and the countryside. Retford town centre provides comprehensive shopping, leisure and recreational facilities as well as mainline railway services on the London to Edinburgh intercity link. There are schools close by on Bracken Lane and Thrumpton Lane and Retford also boasts good access to the A57 and A1 linking to the wider motorway network.

DIRECTIONS

What3words:///fired.dice.robots

ACCOMMODATION

Half glazed composite door with obscure side light windows into spacious

ENTRANCE HALL 15'3" x 9'3" (4.67m x 2.84m) vinyl flooring, access to roof void. Built-in shelved cupboard.

LOUNGE 14'4" x 12'4" (4.39m x 3.78m) double aspect to front and side. Vinyl flooring, TV point. Square arch opening into



DINING ROOM 10'10" x 10'0" (3.34m x 3.06m) vinyl flooring and square arch into

KITCHEN 9'7" x 9'6" (2.96m x 2.91m) rear aspect double glazed window with views to the garden. A good range of white coloured base and wall mounted cupboard and drawer units. Integrated dishwasher, space and plumbing for washing machine and tumble dryer. Space for oven and upright fridge freezer. Ample working surfaces, part tiled walls, stainless steel extractor canopy.



CONSERVATORY 14'6" x 12'0" (4.45m x 3.69m) brick base with double glazed windows. Polycarbonate ceiling and double glazed French doors into the garden and overlooking the garden.



BEDROOM ONE 13'9" x 10'3" (4.24m x 3.14m) front aspect double glazed picture window with views to the garden. TV aerial lead.



BEDROOM TWO 11'7" x 10'0" (3.57m x 3.08m) rear aspect double glazed window with views to the garden. TV point.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com



BEDROOM THREE 10'9" x 9'4" (3.32m x 2.85m) side aspect double glazed window.

BEDROOM FOUR/STUDY 9'6" x 6'72 (2.93m x 2.05m) front aspect double glazed window and half glazed door. Telephone point. TV points.

FAMILY BATHROOM 10'0" x 9'9" (3.08m x 3.03m) rear aspect obscure double glazed window. Free standing aqua boarded enclosed bath, pedestal hand basin, low level wc. Part aqua boarded walls. Anti-slip flooring.



ADDITIONAL WET ROOM 7'3" x 5'4" (2.23m x 1.64m) side aspect obscure double glazed window. Aqua boarded walls, electric shower with handheld attachment. Pedestal hand basin, low level wc. Anti-slip flooring.



OUTSIDE

Block paved driveway with space for several vehicles leading to **ATTACHED SINGLE GARAGE** with up and over door, power, light and door to the garden.

The front garden is open planned and lawned with access to the side of the property by way of a gate leading to the rear garden.

The rear garden is fenced and hedged to all sides with paved patio areas and external water supply. Railway sleeper edging leading up to the garden which is lawned and a blank canvas. Fields to the rear.

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.

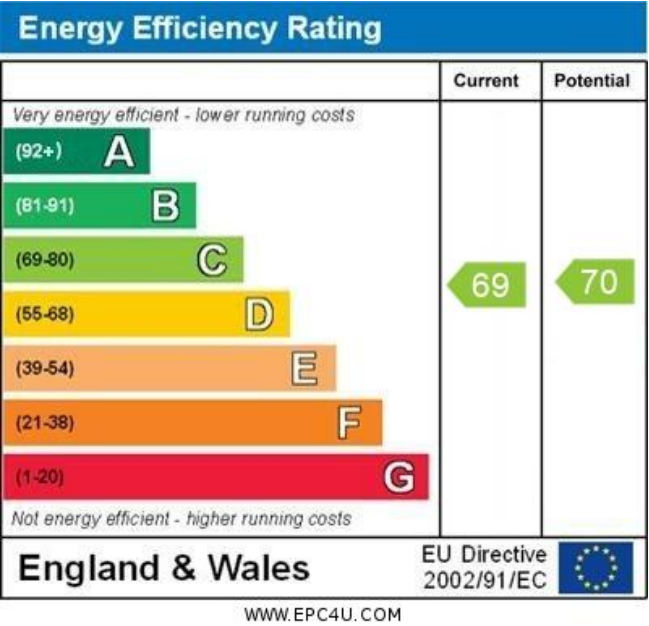
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

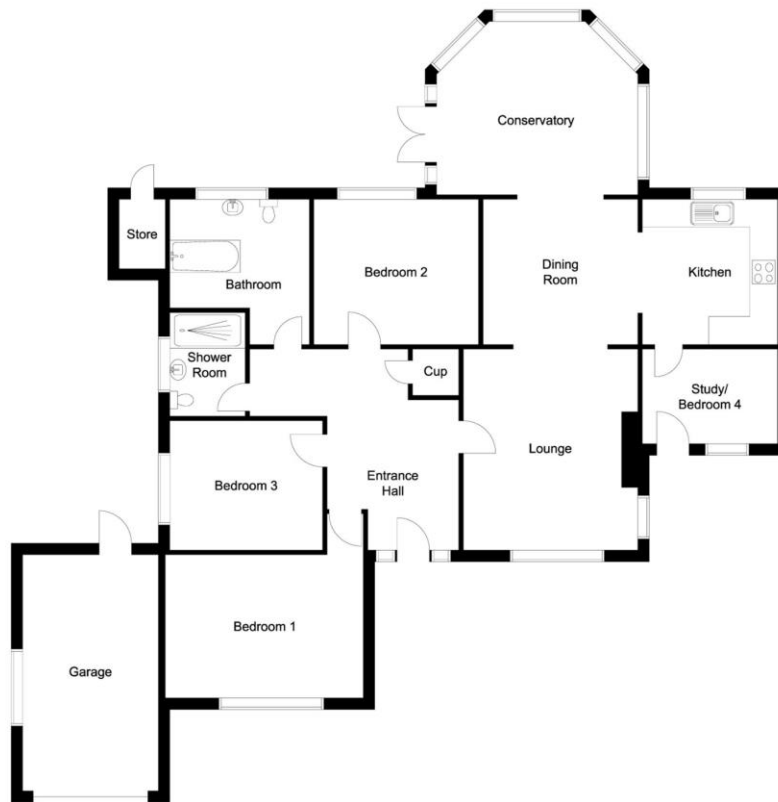
Viewing: Please contact the Retford office on 01777 709112.

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.





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.
CP Property Services @2025



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

BROWN & CO