



58 LIME TREE AVENUE, RETFORD
300,000

BROWN & CO

58 LIME TREE AVENUE, RETFORD, DN22 7BA

DESCRIPTION

An attractive period style property which retains many original style features and is located in this popular and favoured location within comfortable walking distance of the town centre. The benefits include three large reception rooms, a galley kitchen, as well as three double bedrooms and a large single bedroom on the first floor. Externally there is a good sized rear garden and unusual for this type of property there is a detached garage and space in front for one further vehicle. The property for the discerning purchaser does provide scope for some modernisation but will continue to make a delightful family home.

LOCATION

Lime Tree Avenue is a small no through road. The hospital is close by as well as access to the Chesterfield Canal. The town centre of Retford provides comprehensive shopping, leisure and recreational facilities as well as schools for all age groups which are also within walking distance. The town centre offers a mainline railway station on the London to Edinburgh inter city link. The A1 is to the west which links to the wider motorway network.

DIRECTIONS

What3words:///jams.moth.slide

ACCOMMODATION

Part glazed UPVC door into

ENTRANCE PORCH with period skirtings, original patterned tiled floor, half glazed small paned door into

ENTRANCE HALL stairs to first floor landing, period skirtings, picture rails, cornicing to the ceiling.

SITTING ROOM 16'0" x 14'0" (4.89m x 4.30m) front aspect double glazed floor to ceiling bay window. Feature wooden fire surround with space for open fire (subject to usual consents), period skirtings, picture rails, cornicing, TV point and herring stone style parquet flooring.



LOUNGE 19'0" x 13'0" (5.80m x 3.97m) rear aspect double glazed French doors into the garden with matching side light windows. Feature wood surround with coal effect electric fire on raised tiled hearth. Period skirtings, TV point.



DINING ROOM 13'0" x 12'5" (4.00m x 3.82m) measured to front of fitted floor to ceiling original cupboards and drawers providing ample shelving/storage space. Two side aspect double glazed windows. Feature wooden fire surround with electric fire on raised marble hearth.



KITCHEN 11'9" x 7'2" (3.64m x 2.20m) side aspect double glazed window. A range of base and wall mounted cupboard and drawer units with matching wood effect working surfaces. Double drainer sink unit with sliding cupboard drawers below. Space for free standing appliances. Gas cooker point, part tiled walls. Ceramic tiled flooring. Part glazed door to



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LEAN TO/UTILITY ROOM double glazed door to front and rear, space and plumbing for washing machine, double glazed windows and polycarbonate ceiling. Tiled floor.

FIRST FLOOR GALLERY STYLE LANDING period skirtings, access to large roof void which is boarded with light, ladder and skylight. Built-in boiler cupboard with gas fired central heating boiler.

BEDROOM ONE 14'0" x 13'0" (4.27m x 3.99m) two rear aspect double glazed windows with views to the garden. Victorian fireplace, period style skirtings, picture rails.



BEDROOM TWO 15'3" x 12'4" (4.65m x 3.78m) front aspect double glazed floor to ceiling bay window. Period style skirtings, picture rail and feature fireplace.



BEDROOM THREE 13'2" x 8'7" (4.01m x 2.66m) rear aspect double glazed window with views to the garden, picture rail, period style skirtings.

BEDROOM FOUR 12'0" x 6'7" (3.68m x 2.04m) front aspect double glazed window. Period style skirtings and picture rail.

BATHROOM 8'9" x 5'9" (2.72m x 1.81m) side aspect obscure double glazed window. Three piece white suite of panel enclosed enamelled bath with mains fed shower over, aqua board surround and bifold glazed shower screen. Vanity unit with inset sink and cupboards below. Low level wc. Period skirtings, part tiled walls, picture rail.



OUTSIDE

The front is screened by hedging and a personal gate giving access to the paved pathway leading to the side of the property and in turn to the garden and also to the front door. Small area of lawn, well established shrub, flower beds and borders. Drop kerb giving access to **SINGLE GARAGE** with wooden opening doors and personal door to the rear. External lighting.

The rear garden is a nice feature of the property and is mainly walled to either side with high hedging and high trees to the rear. Full width paved patio, external light and water supply. A good area of lawn, well stocked, established shrub, flower beds and 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 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.

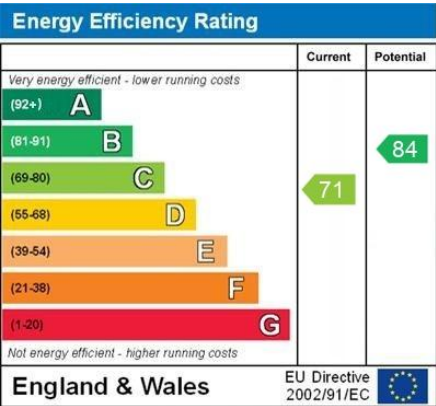
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

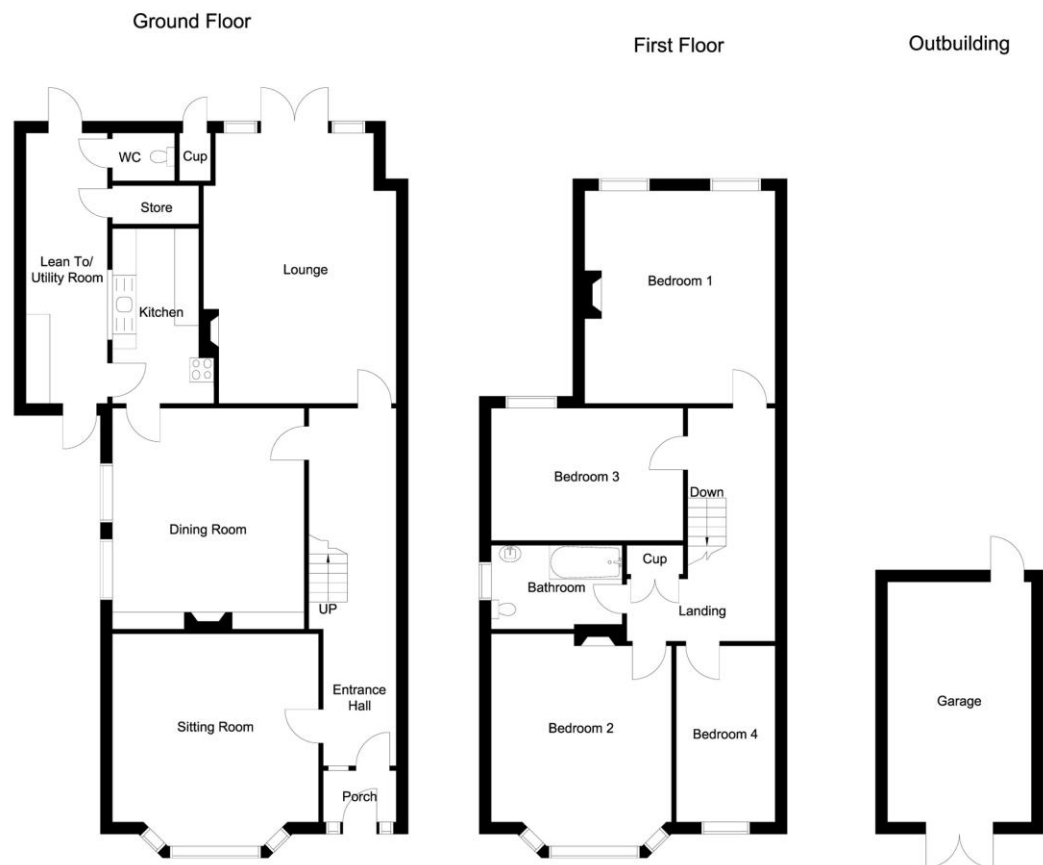
Viewing: Please contact the Retford office on 01777 709112.

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.

These particulars were prepared in October 2025.





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