



2 HINE CLOSE, RETFORD
£425,000

BROWN & CO

2 HINE CLOSE, RETFORD, DN22 7ZH

DESCRIPTION

A wonderful and light filled detached family home of good specification, nestled in landscaped grounds and tucked away off All Hallows Street near the church and Ordsall Bridon Cricket Ground.

The property has been extended at ground floor level to one side creating a lovely open plan living dining kitchen, 32ft in length providing garden access ideal for alfresco entertaining and relaxed dining. The lounge is dual aspect and has a log burner, a second reception room is provided suitable for formal dining, study or family play. A useful utility room and cloakroom complete the ground floor.

At first floor level the sleeping space radiates around the central galleried landing. Four bedrooms are provided and the main bedroom has a range of in-built wardrobes together with refitted contemporary en suite shower room. The well appointed house bathroom serves the other three bedrooms.

Outside the property is situated on the modest cul-de-sac of Hine Close with double width driveway, double garage and beautifully landscaped gardens to the rear with generous lawned garden to the side with mature trees too. The property is equipped with gas fired central heating.

LOCATION

Tucked away off All Hallows Street, Hine Close lies close to the church and Ordsall Bridon cricket ground and is within walking distance of local amenities. The town centre is a short car journey away where a full range of residential facilities may be found across retail, leisure and healthcare.

Retford enjoys excellent transport links for travel and commuting with the A1 lying to the west from which the wider motorway network is available. The rail station has a direct service into London Kings Cross (approx. 1hr 30 mins).

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words///talent.equal.neon

ACCOMMODATION

RECEPTION HALL engineered oak floor, staircase ascending to galleried landing.

CLOAKROOM contemporary style with white suite of wc, wall hung basin, tiled flooring.

LOUNGE 15'5" x 12'0" (4.70m x 3.66m) dual aspect, log burner, engineered oak flooring.



STUDY/FAMILY ROOM 12'8" x 7'4" (3.85m x 2.25m) dual aspect, engineered oak flooring.

OPEN PLAN LIVING DINING KITCHEN 32'0" x 12'4" to 8'4" (9.76m x 3.77m to 2.53m) delivering bright, extended family space.

Kitchen fitted with high gloss units with contemporary worktops, ceramic sink unit, array of appliances including double oven and halogen hob set within peninsular divide and extractor over with under counter pan drawers and wine cooler. Fridge, freezer, and dishwasher. Tiled flooring, useful under stairs pantry.

Living Dining – in garden room style with roof windows, garden access via double doors and coordinating tiled flooring.



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

UTILITY ROOM 7'9" x 7'5" (2.36m x 2.26m) complementing high gloss white units, worktops, plumbing for washing machine, gas central heating boiler, door to rear garden, tiled flooring.

FIRST FLOOR

GALLERIED LANDING spindled balustrade around stairwell. Double wardrobe/storage cupboard.

BEDROOM ONE 12'8" x 11'8" (3.85m x 3.56m) minimum measured to front of range of in-built wardrobes, front aspect. Off to



EN SUITE SHOWER ROOM quadrant showering enclosure having aqua boarding, rainfall and handset shower, wc, vanity basin, tiled flooring, contemporary towel warmer to coordinate.

BEDROOM TWO 11'6" x 9'2" (3.52m x 2.80m) minimum dimensions to front of in-built double wardrobe. Access hatch to roof void, side aspect.



BEDROOM THREE 11'9" x 8'6" (3.58m x 2.60m) dual aspect.

BEDROOM FOUR 8'5" x 7'9" (2.57m x 2.35m) minimum to front of double wardrobe, side aspect.

HOUSE BATHROOM modern white suite, coordinating tiled splashbacks and natural toned tiled flooring. Bath, separate tiled shower enclosure, WC, basin, chrome towel warmer.



OUTSIDE

Most attractive plot fronting Hine Close. The front is landscaped in an open plan style, part hard landscaped and paved.

Block paved double width driveway terminating at **ATTACHED DOUBLE GARAGE 17'10" x 17'3" (5.45m x 5.25m)** with two up and over doors, light, power and rear personal door to garden.

The rear garden is beautiful and lovingly landscaped for interest but ease of maintenance with raised slate beds hosting a variety of shrubs and plants, one being dedicated to vegetables. Artificial turfed lawn with adjacent raised planter.

Paved paths link to patio areas, one with pergola style accent, the other having an adjacent **TIMBER POTTING SHED**.

There are multiple access points to the rear grounds and a useful side amenity area to the side of the extension.

Gated path returns to the front and lying to the side is a further generous lawned garden hosting a variety of mature trees.

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 E.

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.

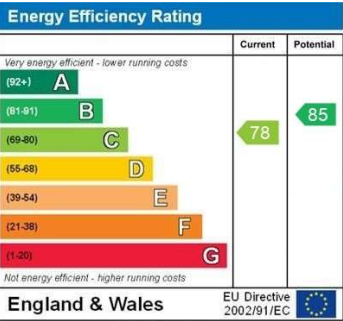
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

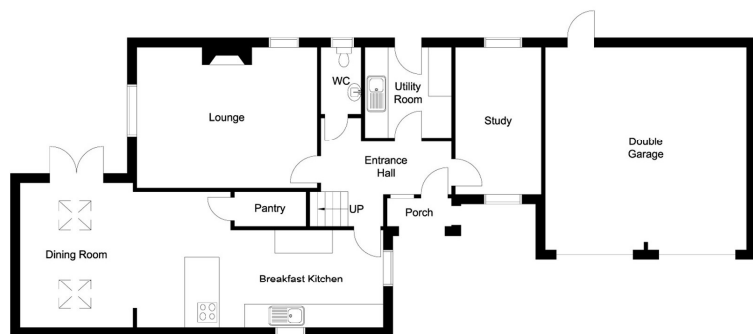
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

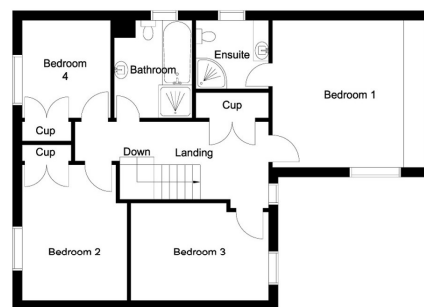
These particulars were prepared in November 2025.



Ground Floor



First Floor



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 or 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