



25 THE OLD SCHOOL, BURTON DRIVE, RETFORD
£242,950

BROWN & CO

25 THE OLD SCHOOL, BURTON DRIVE, RETFORD, DN22 6TP

DESCRIPTION

An immaculately presented, split level town house in this Victorian Grammar School conversion. The property does benefit from a small private courtyard garden. 25 The Old School boasts a spacious living room with original windows looking into the courtyard as well as en suite facilities to the two double bedrooms. The kitchen breakfast room is well appointed and there are two allocated parking spaces.

LOCATION

The property sits in this gated community within comfortable walking distance of Retford town centre with Lidl supermarket across the road on London Road. Town centre amenities are readily on hand with other facilities nearby including the Chesterfield Canal and railway station benefiting from direct service into London Kings Cross. Retford hosts a full range of residential and leisure amenities with a Primary Care Centre situated just to the north of the town centre.

DIRECTIONS

What3words///brains.chips.such

ACCOMMODATION

Wooden panelled door with leaded light slimline windows to either side into

ENTRANCE HALL with moulded skirtings, telephone point. Stairs to first floor landing. Built in storage cupboard with light and coat hanging space.

CLOAKROOM white low level wc. Vanity unit with cupboards below with mixer tap and tiled splashback. Laminate flooring, wall mounted illuminated mirror. Chrome towel radiator and extractor.

LIVING ROOM two leaded light secondary glazed windows overlooking the courtyard and private garden. Painted fire

surround with raised hearth, moulded skirtings, TV point, wall light points.



From hall, steps up to **BREAKFAST KITCHEN** with two rear aspect leaded light windows with secondary glazing and one front aspect window with secondary glazing. An extensive range of dove grey coloured base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer taps. Integrated dishwasher, washer d fridge freezer. Electric oven with matching grill, four ring electric hob with extractor above. Ample working surfaces, part tiled walls, under cupboard lighting. Recessed lighting, television point. Cupboard housing wall mounted gas fired central heating combination boiler. Space for tumble dryer.



Turning staircase with oak balustrade and handrail to

FIRST FLOOR LANDING

BEDROOM ONE front aspect leaded light secondary glazed window with Juliet style internal balcony, decorative corbels. Built in double wardrobe with ample hanging and shelving space. TV aerial lead.



EN SUITE SHOWER ROOM with full width shower cubicle with aquaboard surround, glazed screen, mains fed shower with raindrop shower head. Vanity unit with inset sink, cupboards below and mixer tap with splashback. Low level wc, wall mounted illuminated mirror. Extractor, recessed lighting, chrome towel rail radiator.



BEDROOM TWO excluding large recess. Rear aspect single glazed leaded light windows with secondary glazing. Views over the roof

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tops of the development. Moulded skirtings, built in wardrobe with sliding doors.



EN SUITE SHOWER ROOM front aspect single glazed leaded light with secondary glazing window. Corner fitted shower cubicle. Corner fitted shower cubicle with aqua boarding, mains fed shower, curved glazed screen and raindrop shower head. Vanity unit with cupboards below, mixer tap and splashbacks. Wall mounted illuminated mirror. Chrome towel rail radiator, recessed lighting and extractor.



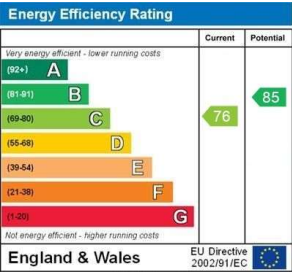
OUTSIDE

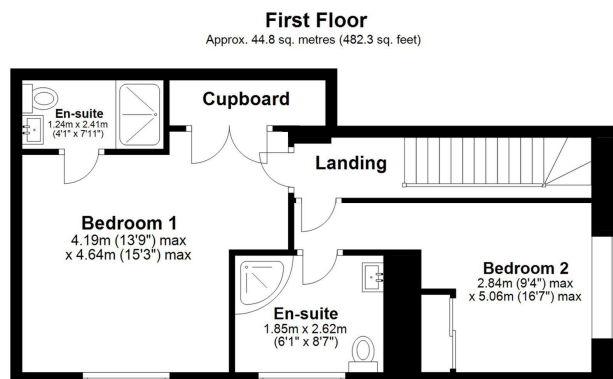
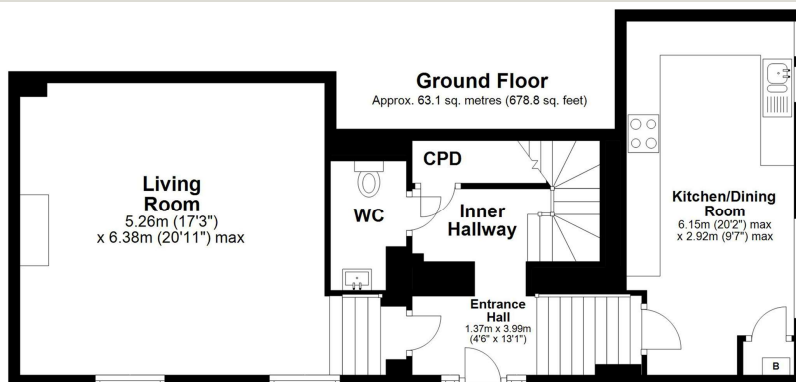
Gated access from London Road via a code leading to two allocated parking spaces plus visitors parking. The communal gardens are well kept and manicured. Access via a wrought iron gate to an internal low maintenance courtyard which is pebbled and paved. Personal double gates into your private courtyard garden which is pebbled and paved with external light and ample space for seating.

ANNUAL SERVICE CHARGE: We are advised the current annual service/maintenance charge from 1st June 2025 to 31st May 2026 is £661.54, the Service Charge is variable. Interested parties are expressly advised to check current levels with their legal representative before entering into a legal commitment to purchase.

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 B.
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.





Total area: approx. 107.9 sq. metres (1161.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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25 The Old School, Retford



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