



16 BANKSIDE, ORDSALL, RETFORD  
£250,000

**BROWN & CO**



## 16 BANKSIDE, ORDSALL, RETFORD, DN22 7UR

### DESCRIPTION

A lovely and improved three bedroom detached family home offering bright, well presented living space.

Accommodation commences with an entrance porch from which access is gained to the front aspect lounge in turn linking directly to the dining room which opens to a wonderful conservatory enlarging the floor area and delivering direct garden access.

The kitchen has been refitted with a range of modern white units featuring an array of integrated appliances. A useful utility room sits to one side and the ground floor space is completed by a cloakroom hosting wc.

At first floor level, the sleeping space radiates around the galleried landing and the house shower room has been refitted in an attractive style.

Externally there is an open plan front garden, landscaped for ease of maintenance and a block paved driveway facilitates off road parking giving access to the attached single garage. The rear garden is enclosed, mostly lawned but with patio accessible from conservatory and utility room.

The property is equipped with gas fired central heating.

### LOCATION

The property enjoys frontage to Bankside on the edge of town where local walks around the area and into the countryside may be found. The local amenities of the Ordsall area are convenient and the town centre is a short car journey away.

Retford is served by a full provision of residential amenities across retail, education, healthcare and leisure and is particularly well situated for the areas excellent transport network.

The A1M lies to the west from which the wider motorway network is available and the town has a railway station giving direct service into London Kings Cross (approx. 1hr 30 mins). Educational facilities both state and independent are well catered for.

### DIRECTIONS

What3words///chins.report.cable

### ACCOMMODATION

#### ENTRANCE PORCH

**LOUNGE 17'3" x 12'8" (5.27m x 3.85m)** front aspect, dimensions including staircase. Fireplace with open living flame gas fire. Opening to



**DINING ROOM 10'9" x 8'10" (3.29m x 2.70m)** patio doors opening to



**CONSERVATORY 9'0" x 8'2" (7.75m x 2.47m)** with brick base, UPVC double glazed upper levels and garden access.

**KITCHEN 10'9" to 8'3" x 8'2" (3.28m to 2.51m x 2.47m)** refitted with modern white fronted units and complementing worktops. 1.5 sink unit, coordinating upstands, rear aspect and range of integrated appliances including halogen hob, extractor, oven and microwave. Useful under stairs storage cupboard.



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UTILITY ROOM 7'6" x 4'8" (2.30m x 1.41m) wall cupboard. Garden access. Ideal gas fired central heating boiler. Plumbing for washing machine.

CLOAKROOM wc, vanity basin, chrome towel warmer.

GALLERIED LANDING railed balustrade, side aspect, access hatch to roof void, airing cupboard with radiator.

BEDROOM ONE 11'10" x 9'4" (3.61m x 2.84m) front aspect.



BEDROOM TWO 10'9" to 9'6" x 9'4" (3.28m to 2.90m x 2.84m) rear aspect and wardrobes.



BEDROOM THREE 8'8" x 7'9" (2.65m x 2.36m) maximum dimensions including bulkhead and cupboard over. Front aspect.

HOUSE SHOWER ROOM refitted and attractive. Quadrant showering enclosure, pedestal hand basin, wc, two tiled walls, chrome towel warmer.



OUTSIDE

Open plan front garden with artificial turf and hard landscaped for ease of maintenance.

Block paved driveway for off parking and terminating at ATTACHED SINGLE GARAGE 16'5" x 8'3" (5.02m x 2.51m) with up and over door, light and power.

Rear enclosed garden mostly laid lawn with patio accessible from conservatory and utility room together with shrubbery. Gated paved path returns to front.

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.

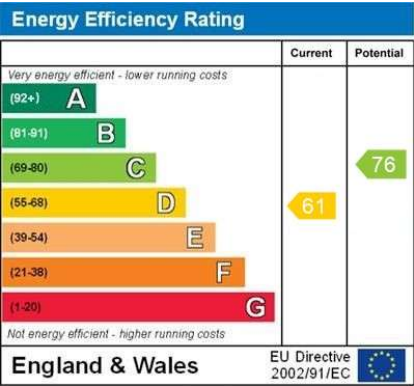
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

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.

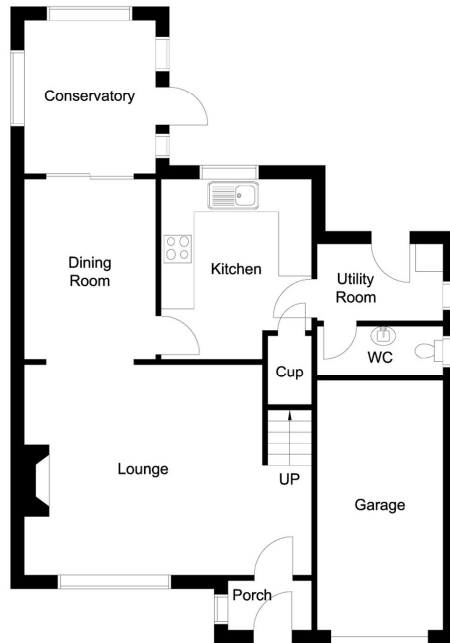
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in January 2026.

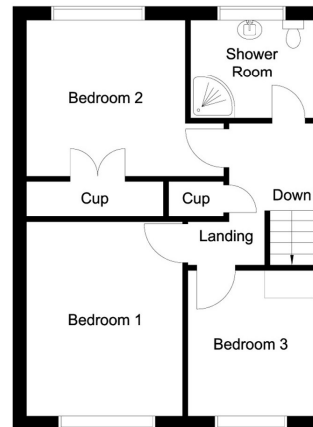




Ground Floor



First Floor



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CP Property Services @2026



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