



## 12 DURHAM GROVE RETFORD

A two double bedroom detached bungalow in this favoured residential location on the fringes of Retford town centre. There are en suite facilities to the master bedroom which overlooks the rear garden and a good sized front aspect lounge dining room. In addition, there is a driveway and garage and a manageable enclosed rear garden.

**£250,000**

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**BROWN & CO**

Property and Business Consultants



12 DURHAM GROVE, RETFORD, DN22 6ST

LOCATION

The property enjoys frontage to Durham Grove, a highly regarded residential location lying off Tiln Lane towards the periphery of the town. Whilst open countryside and the Chesterfield Canal are on hand to explore the surrounding area, town centre amenities are also within a short drive. Retford is an attractive market town boasting a full range of residential amenities and particularly good transport links.

The A1M lies to the west from which the wider motorway network is available, there is a direct London to Kings Cross rail service (approx. 1hr 30 mins) and air travel is convenient via nearby international airport of Nottingham East Midlands.

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

DIRECTIONS

What3words:///heat.pies.love

ACCOMMODATION

Obscure glazed UPVC door and matching side light windows into

ENTRANCE PORCH brick faced walls, tiled flooring.

ENTRANCE HALL 11'0" x 7'6" (3.36m x 2.32m) telephone point, wall light points, built-in shelved floor to ceiling cupboard.

LOUNGE 14'9" x 14'9" (4.54m x 4.54m) front aspect double glazed picture window and slimline side aspect window. Feature tiled fireplace with coal effect gas fitted electric fire. TV point, wall light points. Arch to

DINING AREA 6'9" x 6'5" (2.11m x 1.98m) with wall light points and large wall mounted mirrors.

BREAKFAST KITCHEN 14'9" x 13'4" (4.53m x 4.07m) maximum dimensions, dual aspect to side and rear. A good range of base and wall mounted cupboard and drawer units, 1 ¼ sink drainer unit with mixer tap, space and plumbing for washing machine, built-in electric oven with four ring gas hob. Part tiled walls, laminate flooring, breakfast bar, wall mounted gas fired central heating boiler, space for upright fridge freezer. Obscure glazed door into

GARDEN ROOM 12'8" x 6'10" (3.91m x 2.13m) brick based with double glazed windows and half glazed UPVC door leading into the garden.

BEDROOM ONE 12'8" x 10'2" (3.90m x 3.12m) rear aspect obscure

double glazed window. Built-in wardrobe with mirror fronted sliding doors with ample hanging and shelving space. Door to

EN SUITE SHOWER ROOM 7'9" x 4'5" (2.41m x 1.38m) rear aspect obscure double glazed window, tile enclosed shower cubicle with mains fed shower and handheld attachment. Low level wc, pedestal hand basin, tiled walls, strip light shaver socket, central electric heater/light and extractor.

BEDROOM TWO 10'7" x 9'6" (3.27m x 2.93m) measured to front of full length range of built-in floor to ceiling wardrobes with ample hanging and shelving space. Front aspect double glazed picture window.

FAMILY BATHROOM 7'5" x 6'8" (2.28m x 2.08m) rear aspect obscure double glazed window. Three piece white suite of panel enclosed bath with handheld mixer tap/shower attachment. Independent electric shower with glazed screen. Low level wc and pedestal hand basin, built-in airing cupboard with factory lagged hot water cylinder and fitted immersion. Tiled walls.

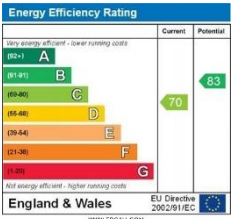
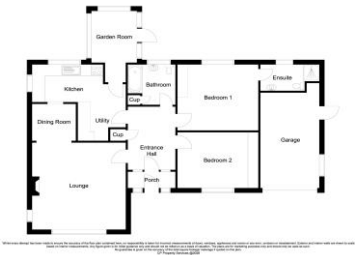
OUTSIDE

The front garden has a dwarf brick wall as a retainer and fencing to one side. Herringbone block paved driveway with space for three vehicles. A good area of lawn with brick edging and shrub and flower borders. INTEGRAL GARAGE with roller door, double glazed window, UPVC door leading into the garden. Gated side entrance leading to the rear garden.

The rear garden is fenced to all sides, external water supply. The garden has a good area of lawn with established shrub, flower beds and borders. There is a paved patio area, additional paved area which is currently housing a greenhouse.

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 finalizing 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 February 2026.



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