



46 ORDSALL ROAD, RETFORD
£275,000

BROWN & CO

46 ORDSALL ROAD, RETFORD, DN22 7PN

DESCRIPTION

A very nicely presented older style semi detached family home which has been extended to create a larger dining room and a breakfast kitchen. The property retains some original style features as well as a long driveway, garage and a good sized garden.

LOCATION

The property is accessible to the town centre and mainline railway station and there are schools for all age groups within comfortable distance. The A1 and A57 are accessible linking to the wider motorway network.

DIRECTIONS

What3words:///expand.opera.interview

ACCOMMODATION

Covered entrance with part glazed UPVC door into

GOOD SIZED ENTRANCE HALL with front aspect obscure double glazed window. Stairs to first floor landing. Period style skirtings.

LOUNGE 15'4" x 11'9" (4.70m x 3.62m) front aspect double glazed bay window. Feature polished wood fire surround with raised hearth and matching insert. Period skirtings, TV and telephone points, wall light points. Leaded light half glazed double doors into



DINING ROOM 11'10" x 10'4" (3.65m x 3.16m) which has been extended and has an additional small pane glazed double doors into the conservatory. Period style skirtings, display niche with brick backing. Ceiling timbers, arch to



BREAKFAST KITCHEN 15'7" x 11'2" (4.79m x 3.42m) side aspect obscure double glazed window. Rear aspect double glazed window and French door. A good range of base and wall mounted cupboard and drawer units. 1 ¼ sink drainer unit with mixer tap. Quartz effect working surfaces, part tiled walls, under stairs storage cupboard with space and plumbing for a washing machine. Space for free standing cooker, space and plumbing for dishwasher. And one additional appliance. Space for large upright fridge. Built-in cupboard housing the floor standing gas fired central heating boiler and storage above.



CONSERVATORY 13'7" x 8'7" (4.18m x 2.66m) brick base with wooden double glazed windows and polycarbonate ceiling. Ceramic tiled flooring. Radiator.



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01777 709112 | retford@brown-co.com

From the Entrance Hall is a dog legged turning staircase to

FIRST FLOOR

GALLERY STYLE LANDING side aspect obscure double glazed window. Period style skirtings, access to roof void.

BEDROOM ONE 15'4" x 10'8" (4.69m x 3.28m) rear aspect double glazed window with views to the garden and football ground. Built-in shelved cupboards. Door to



EN SUITE SHOWER ROOM tile enclosed shower cubicle with electric shower, bifold glazed doors. Pedestal hand basin with tiled splashback. Low level macerating toilet. Extractor. Chrome towel rail radiator.

BEDROOM TWO 15'0" x 8'8" (4.59m x 2.69m) rear aspect double glazed window. Slightly split level with the first having laminate flooring with period skirtings and step up to the remainder of the bedroom with rear aspect double glazed window offering views to the garden and the football ground. TV point.

BEDROOM THREE 10'8" x 9'9" (3.28m x 3.02m) front aspect double glazed window. Built-in storage cupboards. Airing cupboard with lagged hot water cylinder and fitted immersion.

FAMILY BATHROOM 6'0" x 5'4" (1.85m x 1.64m) side aspect obscure double glazed window. Three piece white suite of panel enclosed bath with mixer tap and electric shower over with bifold glazed screen. Pedestal hand basin with mixer tap, low level wc. Part tiled walls, tiled flooring. Chrome towel rail radiator.



OUTSIDE

The front garden is a good size and is fenced and walled to all sides. A long driveway with parking for several vehicles. The front garden has a good area of lawn with established shrub, flower beds and borders. To the side of the property is a gate giving access to the rear garden and inner driveway.

BRICK BUILT GARAGE with metal up and over door, power, light, personal door and window to the garden. Brick wall with gate leading into the rear garden.

The rear garden is a good size and is fenced to all sides. Large full width paved patio, external water supply and lighting. A good area of lawn, space for timber shed and greenhouse. 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 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.

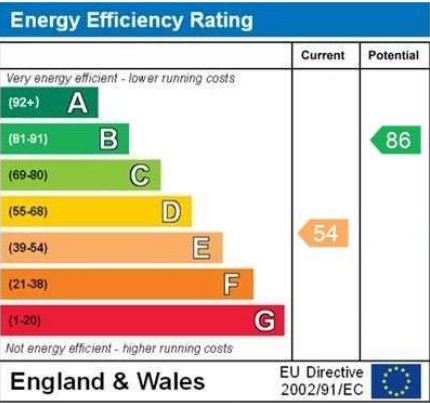
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

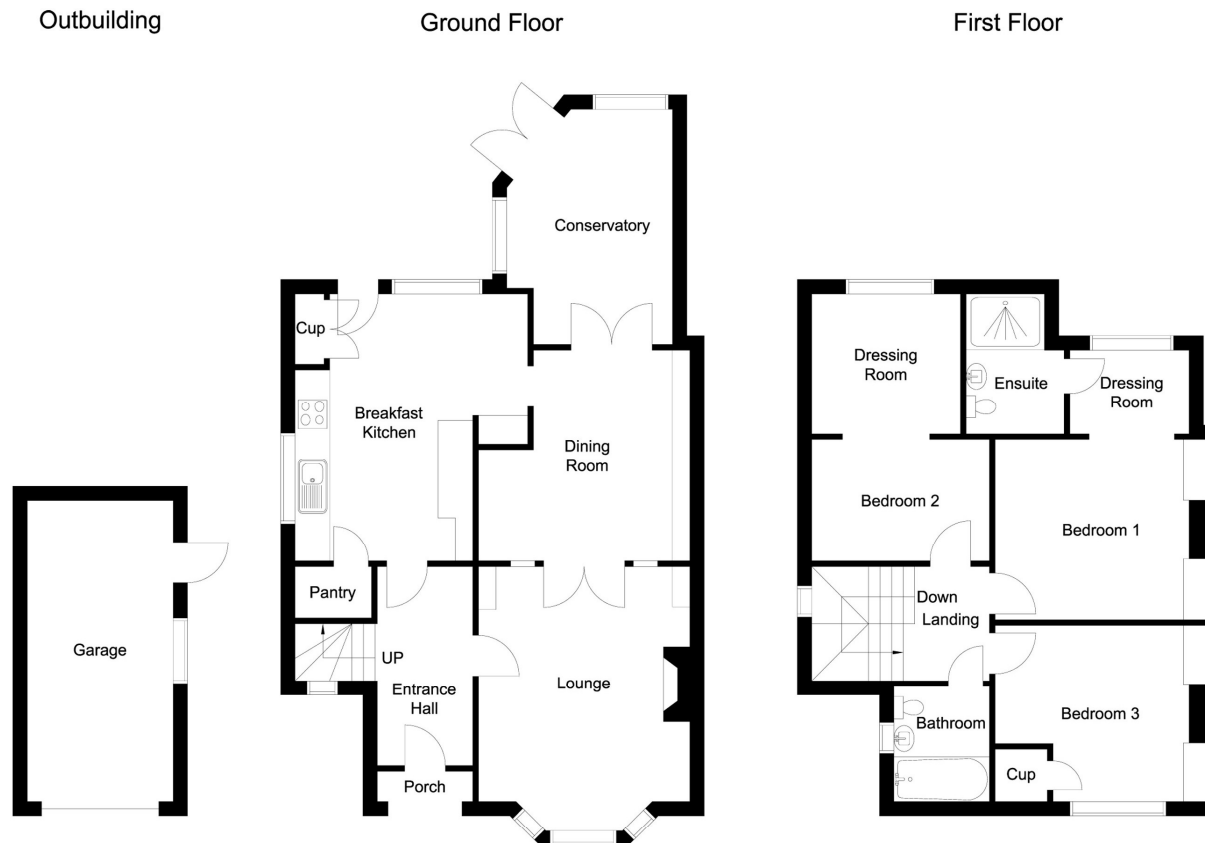
Viewing: Please contact the Retford office on 01777 709112.

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 September 2025.





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