



59 London Road, Retford, DN22
7DT



£325,000

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Key Features

- CLOSE TO TOWN CENTRE
- FOUR BEDROOMS
- STUDY / DRESSING ROOM
- LOUNGE
- DINING ROOM
- KITCHEN
- EPC rating E
- Freehold





Presenting an attractive four-bedroom town house located in Retford, Nottinghamshire. This substantial property is arranged over multiple levels to offer well-proportioned accommodation suitable for a range of needs. The spacious lounge provides a comfortable environment for relaxation, while a separate dining room offers ample space for formal dining and entertaining. The kitchen is thoughtfully positioned and features practical workspace for meal preparation. In addition to the principal living areas, the property benefits from a study or dressing room, enhancing flexible living arrangements for residents. There is a well-appointed family bathroom serving the household.

The property features gas central heating to ensure efficient warmth throughout. Outside, a private garden provides a secluded outdoor space, ideal for recreational use and gardening. Off-street parking is available via a driveway, offering added convenience for vehicle owners. The freehold tenure provides security and peace of mind.

EPC rating: 'TBC'.

Local area

Conveniently situated close to the town centre, the property enjoys access to a range of amenities and services within Retford. This established location in Nottinghamshire

combines local character with practical facilities, including shops, schools, and transport links, making it a practical choice for residents seeking access to both local attractions and commuting routes.

Porch

Upvc panel and double glazed front entrance door, tiled floor covering, further door leading into:

Entrance Hall

Two panel radiators, stairs leading to the first floor, telephone point, corner mounted cupboard with shelving, coving to ceiling, doors leading to all ground floor accommodation.

Sitting Room 4.09m x 3.95m (13'5" x 13'0")

Upvc double glazed bay window to front aspect, AGA 5KW multi fuel stove sitting on a polished stone hearth with mantel above, cornice to ceiling, panel radiator, high skirtings, television and telephone points.

Dining Room 4.37m x 3.97m (14'4" x 13'0")

Upvc double glazed window to front aspect, panel radiator, wall mounted lighting, serving hatch into the kitchen, contemporary electric fire sitting on a polished stone hearth with mantel above, coving to ceiling.

Family Room 3.98m x 3.35m (13'1" x 11'0")

Upvc double glazed window to rear aspect, panel radiator, shelving within the alcove of the chimney breast.

Kitchen 3.98m x 3.7m (13'1" x 12'1")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath timber effect work surfaces with tiled splashbacks. Single bowl stainless steel sink and drainer with chrome mixer tap, space and plumbing for washing machine and dishwasher, space and supply for under-counter fridge and freezer, 'New World' four ring gas cooker, 'Glow Worm' gas fired central heating boiler situated within a chimney breast, two double doored storage cupboards, tile effect vinyl floor covering, uPVC double glazed window to rear aspect.





Rear Porch

Upvc double glazed windows to left, rear and right aspects as well as matching door to right aspect leading out to the garden. Polycarbonate lean-to roof above.

1st Floor-Landing

Upvc double glazed window to rear aspect with arched toplight, coving to ceiling, doors leading to all first-floor accommodation.

Bedroom One 4.39m x 3.98m (14'5" x 13'1")

An excellent sized double bedroom with uPVC double glazed window to front aspect, panel radiator.

Bedroom Two 4.08m x 3.73m (13'5" x 12'2")

An excellent sized double bedroom with uPVC double glazed window to front/rear aspect, panel radiator.

Bedroom Three 3.97m x 3.34m (13'0" x 11'0")

An excellent sized double bedroom with uPVC double glazed window to front/rear aspect, panel radiator

Bedroom Four 2.77m x 1.94m (9'1" x 6'5")

Upvc double glazed window to rear aspect.

Study 2.71m x 1.42m (8'11" x 4'8")

Upvc double glazed window to front aspect, full height book shelving to left and right aspects, access to roof space.

Family Bathroom 3.67m x 2m (12'0" x 6'7")

Three piece suite consisting of a low-level flush w.c., pedestal wash hand basin with chrome taps and a panel bath with chrome taps as well as a Mira Sport power shower above. Upvc double glazed obscure window to rear aspect, Karmdean flooring, double-doored storage cupboard, panel radiator.

Externally

The property is entered from London Road onto a concrete driveway, which leads along the right aspect and extends to the full length of the plot; a pathway leads to the front entrance door. The garden to the front is laid to lawn with mature borders and is enclosed



behind hedging to front aspect and walling to left aspect. The garden to the rear is predominantly laid to lawn and is enclosed behind fencing to rear aspect and walling to right aspect; this garden also features mature borders and a patio area in the rear left corner.

Outbuildings

The property also features two useful attached outbuildings measuring 2.79m x 2.19m and 2.75m x 2.19m.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

Services

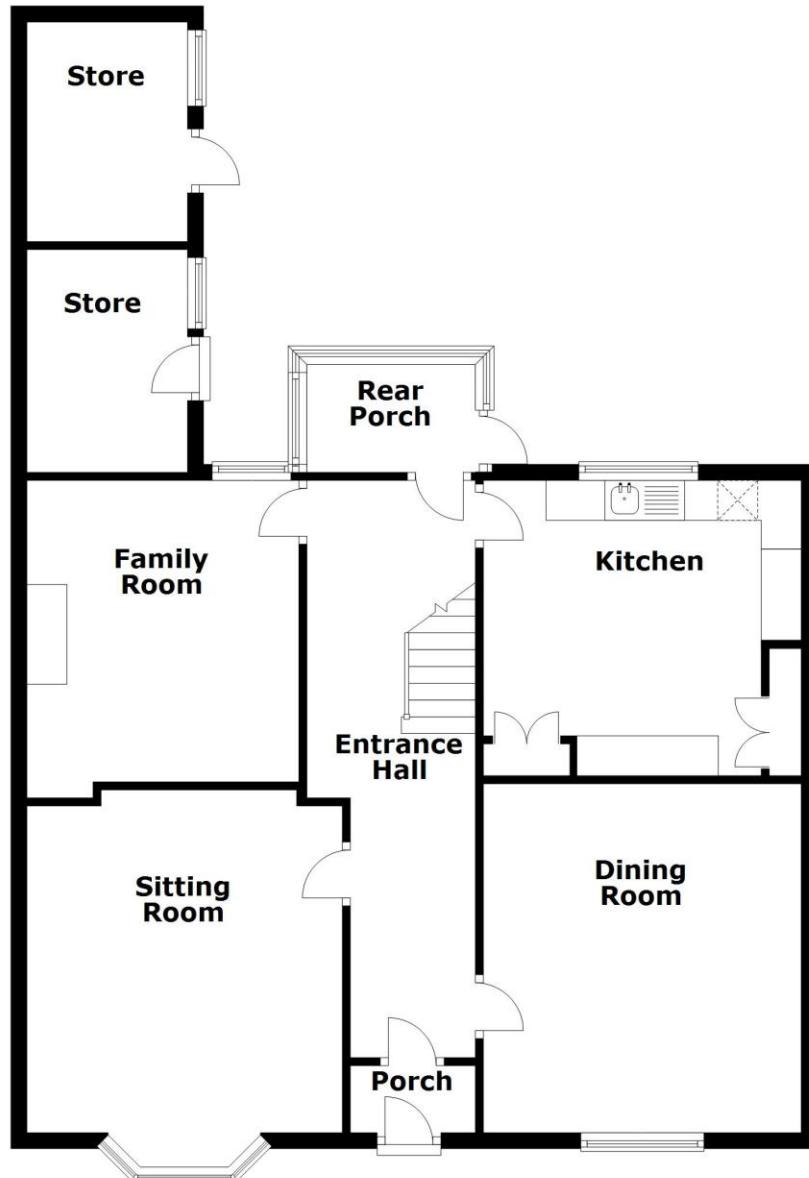
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





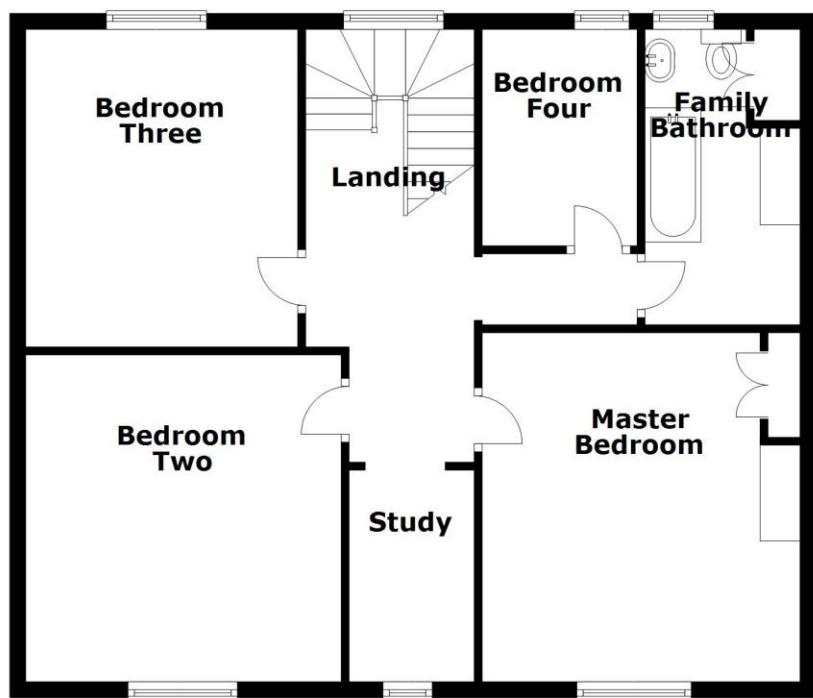
Ground Floor

Approx. 94.7 sq. metres (1018.8 sq. feet)

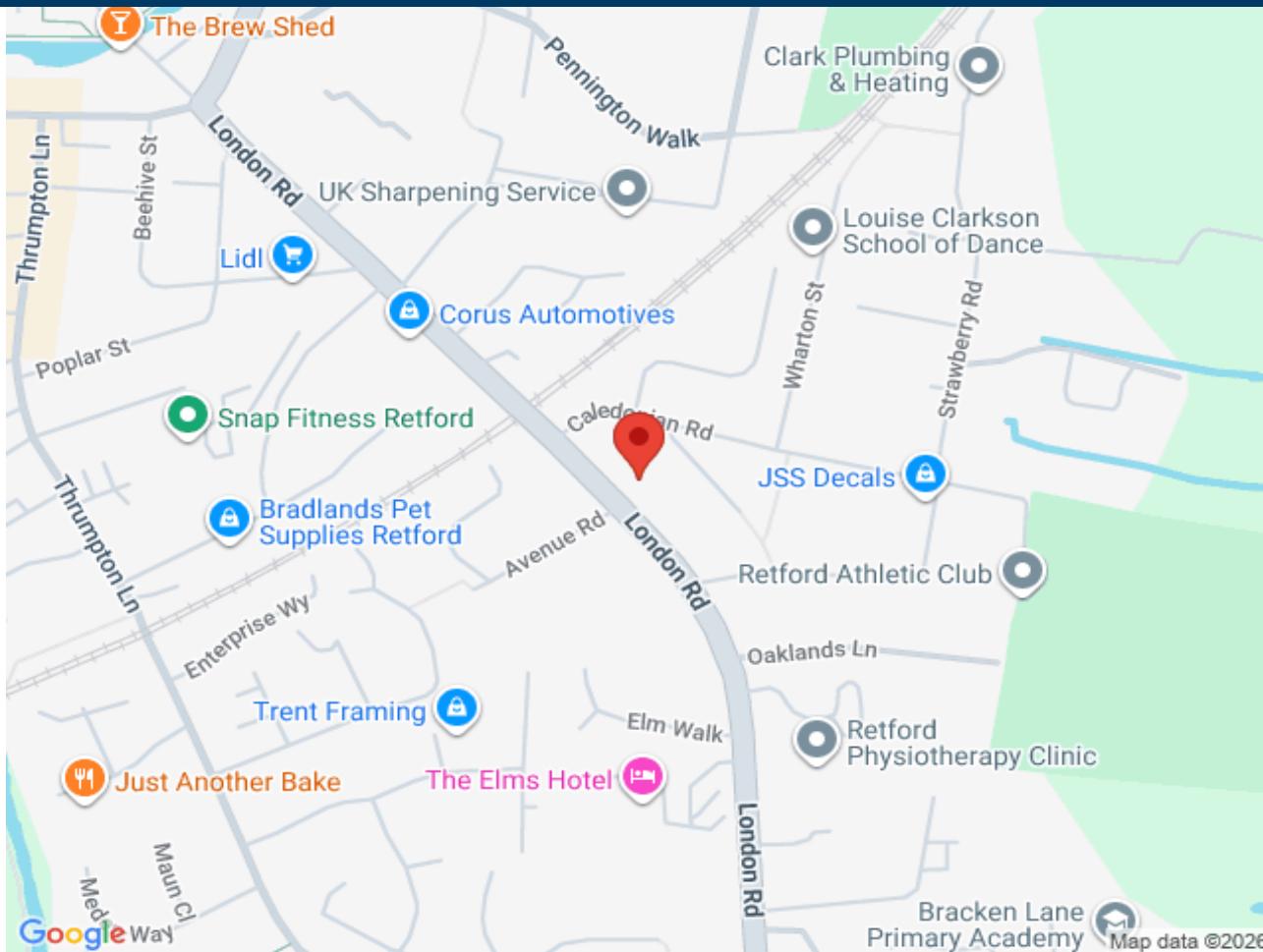


First Floor

Approx. 77.9 sq. metres (838.4 sq. feet)



Total area: approx. 172.5 sq. metres (1857.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49	E
21-38	F		
1-20	G		

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