



5 SHERWOOD SQUARE KING EDWARD COURT, RETFORD

Well planned and attractive two bedroom bungalow in this highly regarded over 60's gated development featuring en suite and separate bathrooms, two dedicated parking spaces, lovely communal grounds and close to town centre amenities.

£265,000

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BROWN & CO

Property and Business Consultants

5 SHERWOOD SQUARE, KING EDWARD COURT, RETFORD, NOTTINGHAMSHIRE, DN22 6NZ

LOCATION

Situated within this highly regarded over 60's scheme, the property sits behind the sympathetic conversion of the original King Edward VI Grammar School. 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

Leave Retford town centre market Square via Grove Street. At the traffic lights turn right onto Arlington Way. Over the pedestrian lights, turn left onto London Road and left into the gated development.

ACCOMMODATION

Half glazed composite door into

GOOD SIZED ENTRANCE HALL with entry phone video system, fitted full width door mat, moulded skirtings, access to roof void.

LOUNGE 18'2" x 12'2" (5.52m x 3.73m) rear aspect double glazed French doors leading to garden, painted fire surround with coal effect electric living flame fire with marble effect hearth and tiled pattern insert, moulded skirtings, TV and telephone points.

BREAKFAST KITCHEN 14'0" x 10'5" (4.30m x 3.20m) front aspect double glazed window with views to the communal gardens. An extensive range of cream coloured base and wall mounted cupboard and drawer units with a 1¼ enamel sink drainer unit with mixer tap, fitted washing machine, integrated fridge and freezer, Culina double oven/grill, ample working surfaces, four ring halogen Bush hob with stainless steel extractor canopy above, cupboard housing Baxi wall mounted gas fire combination central heating boiler (fitted March 2023), part tiled walls, 2 x spotlights.

BEDROOM ONE 14'0" x 13'4" (4.30m x 4.09m) rear aspect with double glazed French doors leading into the garden, moulded skirtings, door to

EN SUITE WET ROOM with aqua boarded walls, rectangular vanity unit with mixer tap, white high gloss soft close cupboard below, white low level wc, side aspect obscure double glazed window, walk in shower with mains fed shower, extractor, chrome towel rail radiator.

BEDROOM TWO 11'3" x 10'7" (3.43m x 3.25m) front aspect double glazed window with views to communal garden, moulded skirtings, TV aerial point.

IMPORTANT NOTICES

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FAMILY BATHROOM side aspect obscure double glazed window. Three piece white suite with panel enclosed bath with mixer tap, mains fed shower with glazed screen, low level wc, rectangular vanity unit with mixer tap, high gloss white coloured cupboard below, wall mounted mirror with strip light shaver socket above, fitted floor to ceiling part shelved storage cupboard with soft close white high gloss doors, part tiled walls, extractor fan.

OUTSIDE

The property sits nicely within this exclusive gated development for the over 60's which benefits from a variety of communal walkways, paths and gardens.

The rear garden is fenced to all sides, pedestrian gate giving access to the communal gardens and parking area with **two allocated parking spaces**. The garden is low maintenance with full width Indian sandstone paved patio with external light and water supply. Astro turf and pebble surround garden.

Pedestrian access via path to a covered area which leads to the 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. **Service Charge:** We are advised the current annual service/maintenance charge for 2025/2026 is £900 per annum. This charge is variable. Interested parties are expressly advised to check service/maintenance charge, extent of cover and all outgoings prior to entering a legal commitment to purchase.

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.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in January 2026.

