



Grove Lane, Retford

Offers in Region of **£275,000**

A charming FOUR BEDROOM semi-detached Victorian family home, sympathetically modernised over the years to retain plentiful period features. Beautifully arranged over three storeys, the deceptively spacious ground floor living accommodation briefly comprises an entrance hall, cosy lounge with open fireplace, characterful dining room, understairs cloak cupboard, cleverly transformed into a little home office, and a modern country-style kitchen. To the first floor are three beautifully presented bedrooms, one enjoying en suite facilities, a traditional yet contemporary family bathroom, and a separate WC. The second floor showcases a sizeable principal bedroom, boasting an en suite and ample eaves storage, creatively adapted to provide additional wardrobe space. Further accommodation lies in a detached outbuilding, currently utilised as a utility room and handy outdoor WC, offering excellent potential for conversion- subject to the necessary planning consents. Outside, framed by brick walls for added privacy, resides a private driveway catering for two vehicles or a courtyard garden, dependent on the buyer's preference, alongside a southerly aspect veranda. Idyllically located just moments away from Chesterfield Canal and recreational grounds, with scenic tow path routes in every direction, this period property lends itself to those who love the outdoors, whilst benefitting from close proximity to Retford's wealth of everyday conveniences, dining options, schools for all ages, and weekly markets on the town square. Grove Lane is well within the catchment area for the highly regarded Bracken Lane Academy, just a short drive away.









- ****NO UPWARD CHAIN****
- Charming FOUR BEDROOM Semi-Detached Victorian Family Home
- Boasting Plentiful Period Features to Include Traditional Fireplaces, Ornate Cornicing & Restored Original Staircases
- Family Bathroom & Two Bedrooms Enjoying En Suite Facilities
- Detached Outbuilding Offering Excellent Conversion Potential- Subject to the Necessary Planning Consents
- Fully Enclosed Private Driveway or Courtyard Garden, Dependent on the Buyer's Preference
- Idyllically Located in Retford, Just Moments Away from Chesterfield Canal & Recreational Grounds
- Within Comfortable Walking Distance of Everyday Conveniences, Dining Options, Schools for All Ages, & Weekly Markets on the Town Square
- Excellent Road & Rail Links

Council Tax band: B

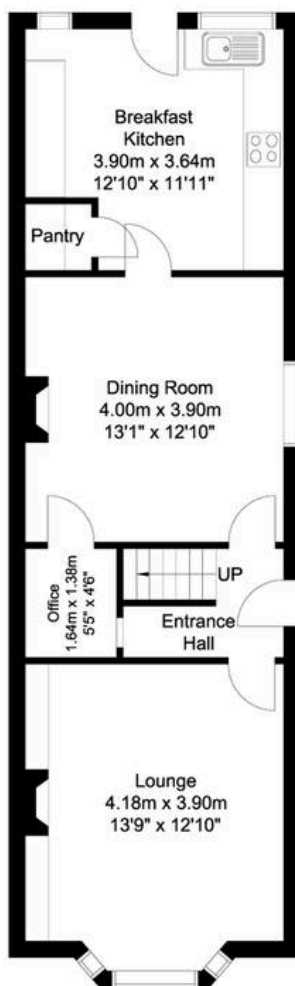
Tenure: Freehold

EPC Energy Efficiency Rating: D

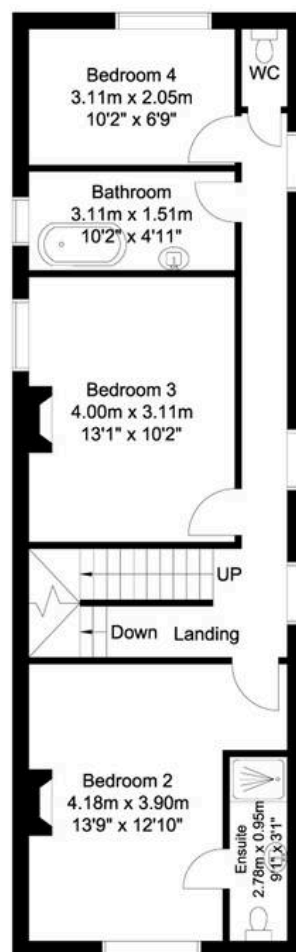




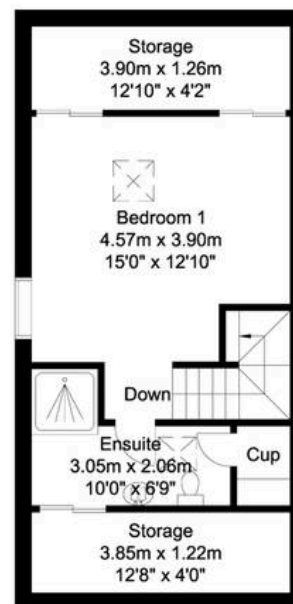
Ground Floor
54 sq m/581.25 sq ft
Approx.



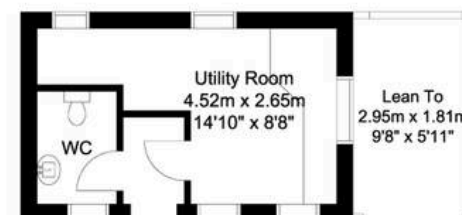
First Floor
54 sq m/581.25 sq ft
Approx.



Second Floor
33 sq m/355.20 sq ft
Approx.



Outbuilding
18 sq m/193.75 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.

No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..

CP Property Services @2026