

FIR LEA, 86 LONDON ROAD, RETFORD

£415,000

BROWN & Co





FIR LEA

86 LONDON ROAD

RETFORD, DN22 7DX

DESCRIPTION

A unique opportunity to purchase this superbly presented and delightful Victorian period Villa on the outskirts for Retford town centre. The property retains many original style features and has generously proportioned rooms set over three floors as well as a two room cellar. There are six ornamental original style fireplaces within Fir Lea (four of which are working) and there is a master bedroom with en suite facilities as well as an additional family bathroom. There is a good sized garden and to the rear it has two off road parking space side by side. In addition, there is a large detached double garage with pitched roof for storage accessed from Avenue Road. Gas fired central heating and original sash cord windows throughout and viewing is highly recommended.

LOCATION

The property is situated within walking distance to the town centre which offers comprehensive shopping and leisure facilities and mainline railway station, which is on the London to Edinburgh intercity line, plus there is a Lidl on London Road. There are schools close by, as well as a bus stop. Countryside walks are accessible, plus good links to the A57 and A1 both linking to the wider motorway network.

DIRECTIONS

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ACCOMMODATION

Three quarter glazed double doors into

ENTRANCE PORCH with original patterned style Victorian tiled flooring, original stained glass and leaded light front door with slimline side light windows and fan light above into

SPACIOUS ENTRANCE HALL 30'7" x 4'9" (9.37m x 1.50m) maximum dimensions, stained wood flooring, period skirtings, ornamental ceiling roses, coving and corbels. Wall light points. Stairs to first floor landing.

LOUNGE 17'4" x 13'0" (5.31m x 3.99m) front aspect floor to ceiling square bay window with sash windows, feature marble fireplace with Victorian cast iron insert with patterned tile set on tiled hearth. Period skirtings, picture rail, cornicing, central ceiling rose, original servants bells.

DINING ROOM 14'9" x 11'6" (4.55m x 3.54m) rear aspect sash cord window. Period skirtings, wall light points, picture rail, cornicing, central ceiling rose, ornate Victorian marble fireplace with patterned tiled insert and tiled hearth.

INNER HALLWAY with period skirtings, dado rail, cornicing, part wood panelled walls. Door to side. Door to

CELLAR with part wood panelled walls, quarry tiled flooring, slimline cellar room two 11'4" x 3'0" (3.46m x 0.93m) with light and the main cellar room one 14'8" x 11'5" (4.51m x 3.50m) with rear aspect fan light, wall mounted gas fired central heating boiler as well as a Tempest water tank and water softener, quarry tiled flooring, additional plumbing for washing machine.

BREAKFAST KITCHEN 19'4" x 11'7" (5.91m x 3.57m) two side aspect sash windows. An extensive range of cream coloured base and wall mounted cupboard and drawer units. Single enamel sink drainer unit, space for wine cooler. Integrated dishwasher and electric double oven with four ring gas hob and stainless steel extractor over. Ample working surfaces, part tiled walls, ceramic tiled flooring, recessed tiled fireplace with wood panelled surround and plate rack, additional shoulder height storage cupboard, cornicing, recessed lighting, space for upright American style fridge freezer, door to





PANTRY with space and plumbing for washing machine, working surfaces and a good range of shelving. Light.

Staircase to half gallery style landing with carved wood spindles and ornate knob. Period skirtings.

INNER HALLWAY period skirtings raised obscure loft access.

WC side aspect obscure sash window. White low level wc. Wall mounted hand basin. Wooden flooring, part wood panelled walls, wall light point.

FAMILY BATHROOM side aspect obscure sash cord window. Roll topped claw footed bath with mixer tap, handheld shower attachment, pedestal hand basin, brass towel rail radiator. Wooden flooring, part wood panelled walls, dado rail, extractor and wall light points.

BEDROOM FIVE 11'7" x 10'6" (3.56m x 3.23m) rear aspect sash window with views to the garden and views across Retford. Period skirtings, Victorian style fireplace with cast iron insert and coloured tiled insert and matching hearth. Two floor to ceiling wardrobes with ample hanging and shelving space.

Further staircase to FIRST FLOOR LANDING additional stairs to the second floor landing. Period skirtings.

BEDROOM ONE 17'5" x 15'2" (5.34m x 4.63m) measured to front spect square bay floor to ceiling bay sash window. Feature marble fireplace with patterned tiled insert and matching hearth with Victorian style fireplace. Period skirtings, picture rail, cornicing and ceiling rose. Half glazed door to

EN SUITE BATHROOM 10'7" x 6'9" (3.25m x 2.09m) front aspect sash cord window. Large corner fitted panel enclosed bath with curved glazed screen which is a sauna, steam room and shower, vanity unit with inset sink, mixer tap and wood grain effect soft close drawer below. Low level wc with concealed cistern. Amtico flooring, tiled walls, cornicing, recessed lighting.

BEDROOM TWO 15'6" x 14'9" (4.76m x 4.54m) rear aspect sash window. Marble fireplace with Victorian cast iron insert with tiled flooring. Period skirtings, cornicing, ceiling rose, TV and telephone points.

Dog legged turning staircase with carved spindles to SECOND FLOOR LANDING period skirtings, high level rear aspect Velux window. Door to

BEDROOM THREE 20'9" x 17'5" (6.37m x 5.34m) maximum dimensions, two front aspect sash cord windows. Victorian fireplace with patterned tiled insert and matching tiled hearth. Period skirtings, TV point. A good range of bespoke built-in wardrobes with drawers below.

BEDROOM FOUR 15'6" x 14'9" (4.74m x 4.55m) rear aspect single glazed sash window with views to the garden and views across Retford town. Period skirtings, ornate Victorian fireplace with tield hearth. Access to small roof void, period skirtings.

OUTSIDE

The front has two wrought iron gates giving pedestrian access to the property by way of a brick tiled path. High hedging to front and sides. Ornate box hedging with pebbled surround for low maintenance. Access by way of a gate to the side passage which leads to the rear garden. The first part of the garden is walled with patterned brick and paved patio with raised pebbled borders and established shrubs. This leads to the next part of the garden which again is walled with brick and paved patio, raised pebbled area for shrubs. A range of two brick built outbuildings and an outside toilet with low level wc and hand basin.







The garden extends to the rear and is walled and hedged to all sides. Astro turfed seating area with brick trim surround. Wooden pergola with paved seating area. The remainder of the garden is pebbled for lowe maintenance. High hedging to the rear and gate leading to the lower part of the harden which is block paved herringbone style and provides parking for two vehicles and has an ev charge point. From Avenue Road is access to the rear of the Victorian houses which leads to a brick built pitched roof **DOUBLE GARAGE 23'3" x 19'9" (7.10m x 6.08m)** with electronically operated roller door, two high level velux windows, roof rafters which could provide storage. Stainless steel sink with electric hot water heater and log burner in the corner.

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.
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These particulars were prepared in September 2026.







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