



## 29 HOLLY ROAD RETFORD

An extended, detached two double bed roomed bungalow in this favoured residential location which is close to the heart of Retford town centre. The property benefits from a large living dining room leading to a conservatory, spacious hallway and two bathrooms. In addition, there is off road parking and a manageable sized rear garden. There is no onward chain.

**£260,000**

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**BROWN & CO**

Property and Business Consultants

# 29 HOLLY ROAD, RETFORD, DN22 6BE

## LOCATION

Holly Road is located close to the heart of Retford town centre and within comfortable distance of the mainline railway station on the London to Edinburgh intercity link. Lidl superstore is within walking distance as well as schools for all age groups. Retford town centre provides comprehensive shopping, leisure and recreational facilities as well as a leisure centre. There are countryside walks available, recreational ground within easy access to Holly Road which leads to wider countryside walks. There is accessibility to the Chesterfield Canal.

## DIRECTIONS

What3words///intent.mint.boil

## ACCOMMODATION

Part glazed arched double glazed door into

Good sized **ENTRANCE HALL 15'3" x 5'5" (4.66m x 1.66m)** with oak coloured laminate flooring, access to large loft space via light, ladder and is boarded.

**LIVING ROOM 20'8" x 12'0" (6.34m x 3.67m)** rear aspect double glazed window with views to the garden and double glazed sliding doors into the garden room. Feature recessed fireplace with fitted log burner, tiled surround and matching raised tiled hearth. TV and telephone points, wall light points.

**CONSERVATORY 12'0" x 10'4" (3.66m x 3.16m)** brick base with double glazed windows and sliding patio doors to garden. Polycarbonate roof. Wall mounted electric convector heater.

**SMALL INNER HALLWAY** with return door to

**KITCHEN BREAKFAST ROOM 12'4" x 11'9" (3.78m x 3.64m)** a good range of base and wall mounted cupboard and drawer units in white high gloss with rod style handles. 1 ¼ sink drainer unit with mixer tap, space and plumbing below for washing machine and dishwasher. Four ring electric hob with extractor above, additional oven console with Neff oven and grill and space for upright fridge freezer. Laminate flooring, recessed lighting, half glazed door to side. Ample quartz working surfaces with matching upstands. Wall mounted gas fired central heating combination boiler and spotlighting.

**SHOWER ROOM** large walk-in shower cubicle with glazed sliding doors, mains fed shower with handheld attachment and raindrop shower head. Pedestal hand basin with mixer tap, low level wc. Tiled walls, wall mounted mirror. Light, UPVC ceiling. Extractor.

**BEDROOM ONE 15'0" x 12'0" (4.58m x 3.66m)** measured to front aspect double glazed square bay window. A good range of built-in wardrobes with ample hanging and shelving space. TV and telephone point.

**BEDROOM TWO 12'0" x 12'0" (3.66m x 3.66m)** front aspect double glazed oriel bay window. A good range of built-in wardrobes with ample hanging and shelving space. Spotlighting.

**BATHROOM** rear aspect obscure double glazed window. Three piece white suite with panel enclosed bath, glazed screen and mains fed shower, wall mounted hand basin. Low level wc with concealed cistern. Chrome towel rail, radiator, built in airing cupboard with factory lagged hot water cylinder, part tiled walls, tiled flooring

## OUTSIDE

The property has a dropped kerb to the front garden which is block paved providing ample parking for several vehicles. Small picket hedging to one side and hedging to the front and side. Small rocky area. Wooden gate and fence to the side block paved side patio with external water supply and lighting. This is turn leads to the rear garden which is fenced and hedged to all sides. Paved patios, one which is raised. Area of sculptured lawn with raised decked area with balustrade surround. Space for large timber shed/workshop. Additional rockery.

## 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.

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.

These particulars were prepared in October 2025.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         | 85        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 65                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

## IMPORTANT NOTICES

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