



1 STATION VILLAS, STATION ROAD, RETFORD
£300,000

BROWN & CO

1 STATION VILLAS, STATION ROAD, RETFORD, DN22 7DF

DESCRIPTION

A substantial property built in 1848 along with Retford railway station which is ideally located across the road. The property provides generous accommodation throughout with two good sized reception rooms and a well-appointed dining kitchen to the rear of the property. There is a large four piece bathroom suite on the first floor coupled with high ceilings and some original style features. The cellar provides scope for additional accommodation, such as a playroom/office/cinema room. The central heating system was renewed in 2021 with double radiators and new boiler (located in the loft space).

Externally there is ample off road parking, an enclosed low maintenance garden with astro turf and to the side there is an additional large piece of land that could, subject to planning, become a building plot or alternatively make space for a small chalet for an annexe for example.

LOCATION

Close to the town centre which provides comprehensive shopping, leisure and recreational facilities plus schools for all age groups. The A1 is accessible to the west linking to the wider motorway network and the mainline station is opposite on the London to Edinburgh Inter City service.

DIRECTIONS

What3words///faces.dimes.amused

ACCOMMODATION

Part glazed composite door to

ENTRANCE HALL 11'7" x 5'10" (3.63m x 1.82m) with stairs to first floor landing and door down to cellar. Period skirtings.

LOUNGE 15'9" x 11'10" (4.85m x 3.65m) two front aspect double glazed windows. Feature painted fire surround with Victorian fireplace and marble raised hearth. Period skirtings, wall light points. TV and telephone points.



INNER HALLWAY 10'0" x 7'6" (3.05m x 2.32m) with period skirtings, built in original storage cupboard.

WC with rear aspect obscure double glazed window. White low level wc, pedestal hand basin with contemporary mixer tap. Solid oak, part tiled walls.

DINING ROOM 14'2" x 9'10" (4.33m x 3.04m) side aspect double glazed window with views to the garden. Painted fire surround with coal effect electric fire, raised hearth and matching insert. Laminate flooring, period skirtings, wall light points, TV point.

KITCHEN BREAKFAST ROOM 17'5" x 9'9" (5.32m x 3.01m) maximum dimensions with one glazed and one half glazed UPVC door leading to the side and rear gardens. Three additional double glazed windows with views to the garden. An extensive range of dove grey coloured base and wall mounted cupboard and drawer units. Enamel sink drainer unit with mixer tap, integrated fridge, space for range cooker set into tiled fireplace with oak mantle above. Ample working surfaces, part tiled walls, extractor, TV aerial point. Contemporary radiator. Square arch to



ADDITIONAL KITCHEN AREA/UTILITY ROOM 11'2" x 6'8" (3.42m x 2.07m) with an additional window to the side. A matching range of base and wall mounted cupboard and drawer units, matching working surfaces, single enamel sink drainer unit with mixer tap, space and plumbing below for washing machine and one further appliance. Part tiled walls, recessed lighting, period skirtings.



Stairs down to the **CELLAR 15'3" x 11'3" (4.67m x 3.44m)** with head height exceeding 6ft with power and lighting, aspect window.

Stairs to gallery style **FIRST FLOOR LANDING** with front aspect double glazed window. Built-in over stairs cupboard, access to roof void.

BEDROOM ONE 12'3" x 9'9" (3.76m x 3.02m) side aspect double glazed window.



BEDROOM TWO 11'9" x 8'9" (3.63m x 2.71m) front aspect double glazed window. Victorian fireplace, spotlighting.



BEDROOM THREE 10'0" x 9'6" (3.06m x 2.91m) rear aspect double glazed window.

BEDROOM FOUR 8'9" x 6'7" (2.70m x 2.03m) front aspect double glazed window, laminate flooring, spotlighting.

FAMILY BATHROOM 9'0" x 8'9" (2.75m x 2.70m) side aspect obscure double glazed window. Four piece white suite comprising slipper bath with roll topped feet and contemporary mixer tap. Circular hand basin with mixer tap with display around. Low level wc. Corner fitted tile enclosed shower cubicle with glazed door, mains fed shower with handheld attachment and raindrop shower head. Part tiled walls, wood effect cushioned vinyl flooring, recessed lighting, chrome towel rail radiator.



OUTSIDE

The front is railed and fenced to all sides. Pebble driveway for several vehicles leading to the additional plot/garden which is in need of some cosmetic attention by way of clearing.

A rear courtyard which is raised with brick edging and is walled and fenced. Walled garden with full length raised patio with external lighting and water supply. Astro turf lawn and slight sunken garden also.

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 finalising 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.

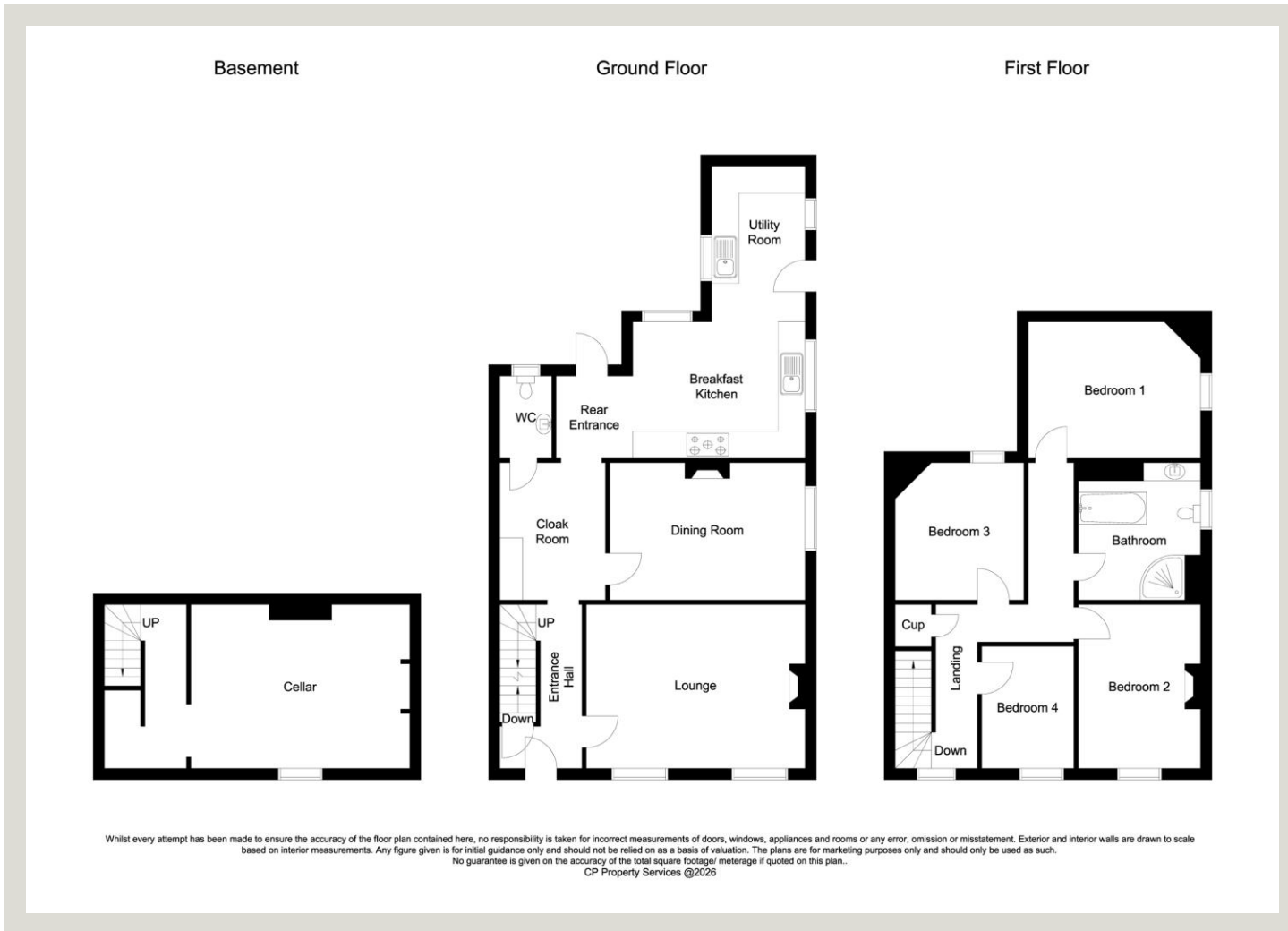
Viewing: Please contact the Retford office on 01777 709112.

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 April 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

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