



11 GROSVENOR CLOSE, RETFORD
£275,000

BROWN & CO

11 GROSVENOR CLOSE, RETFORD, DN22 7HP

DESCRIPTION

An extended spacious end terraced property in this small cul-de-sac on the fringes of Retford town centre. The property benefits from a ground floor bedroom with en suite facilities ideal for an elderly relative or adult child. The well appointed modern kitchen is a nice feature. The property has ample off road parking and a low maintenance southerly facing rear garden.

LOCATION

Grosvenor Close is a small cul-de-sac of similar properties set off Grove Coach Road on the southern fringes of Retford town centre. The property is within the Bracken Lane school catchment area and there are good countryside walks accessible. Retford town centre provides comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh inter city link. The A57 and A1 are close on hand leading to the wider motorway network.

DIRECTIONS

What3words///exams.train.singer

ACCOMMODATION

Part glazed composite door to

DINING KITCHEN 14'10" x 13'7" (4.56m x 4.17m) two front aspect double glazed windows. An extensive range of cream coloured soft close handleless base and wall mounted cupboard and drawer units. Fitted six ring Rangemaster cooker with extractor above. Cupboard housing gas fired central heating boiler. Ample working surfaces with stainless steel sink drainer unit with mixer tap. Space and plumbing below for washing machine and dishwasher and additional appliance. Chrome towel rail radiator, part tiled walls, recessed lighting, ceramic tiled floor.



LOUNGE DINING ROOM 24'0" x 12'5" (7.35m x 3.80m) maximum dimensions. Rear aspect double glazed window. Feature fireplace with coal effect electric fire. Stairs to first floor landing, TV and telephone points.



SNUG/STUDY 16'2" x 7'4" (4.94m x 2.26m) front aspect double glazed window. Ample sockets and TV point, recessed lighting.

BEDROOM ONE 13'4" x 9'7" (4.08m x 2.94m) side aspect double glazed window. Wall light points, recessed lighting. Door to

EN SUITE SHOWER ROOM 9'5" x 6'4" (2.90m x 1.94m) rear aspect obscure double glazed window. A good sized shower cubicle with glazed sliding screen, mains fed shower, handheld attached and raindrop shower head. Vanity unit with soft close cupboard and drawers below and mixer tap. Low level wc with concealed cistern. Built-in storage cupboard. Anthracite towel rail radiator, ceramic tiled flooring and walls. Recessed lighting.



FIRST FLOOR

LANDING with recessed lighting. Built-in shelved cupboard.

BEDROOM TWO 15'0" x 9'4" (4.59m x 2.86m) rear aspect double glazed picture window. Two built-in double wardrobes with ample hanging and shelving, matching large three drawer chest of drawer unit. Built-in over stairs storage cupboard.



BEDROOM THREE 13'6" x 8'3" (4.15m x 2.54m) front aspect double glazed window. Fitted wardrobes with sliding partly mirrored doors. TV point.



BEDROOM FOUR 12'0" x 8'2" (3.67m x 2.49m) rear aspect double glazed picture window. TV point and built-in wardrobe with hanging and shelving.



BEDROOM FIVE 10'5" x 8'2" (3.19m x 2.49m) front aspect double glazed picture window. TV point. Built-in wardrobe with hanging and shelving.

SHOWER ROOM 10'5" x 6'2" (3.20m x 1.88m) front aspect obscure double glazed window, large walk-in shower cubicle with glazed screen, mains fed shower with handheld attachment and raindrop shower head. Vanity unit with drawers below, low level wc with concealed cistern, chrome towel rail/radiator, tiled walls and flooring, recessed lights and built in shelved cupboard.



OUTSIDE

The front is concrete blocked with parking for several vehicles, large timber shed, external lighting. Double wrought iron gates leading to the side garden which is paved and leads through into the main rear garden.

The rear garden is southerly facing, fenced to all sides, external lighting and water supply.

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.

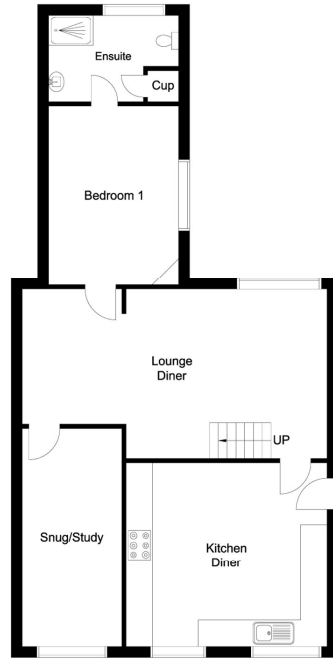
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

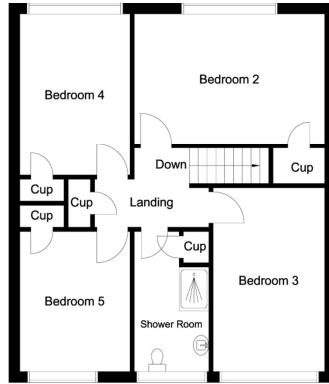
These particulars were prepared in June 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



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



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