



## 51 GROVE LANE RETFORD, DN22 6NB

£265,000  
FREEHOLD

Offered for sale with no onward chain, this deceptively spacious period semi-detached home offers versatile accommodation across three floors, combining character features with practical modern living. The property boasts two spacious reception rooms, with the second currently used as a home gym but equally suited as a playroom or home office, alongside a large kitchen diner leading into a bright sun room overlooking the rear garden. There is also the added convenience of a downstairs WC. Upstairs are three generous double bedrooms, including a master bedroom with fitted wardrobes, a stylish four-piece family bathroom, and a versatile attic conversion currently used as a dressing room.

Conveniently situated close to Retford town centre, the property enjoys easy access to a wide range of amenities including shops, cafés, restaurants and supermarkets. Residents can also take advantage of nearby green spaces and scenic riverside walks. The location is particularly well suited to commuters, with excellent transport links including direct rail services to London and other major cities, while the A1 is easily accessible by road. A selection of well-regarded primary and secondary schools are also within close proximity, making this an appealing home for a variety of buyers.

# Danielle Shepherd

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# 51 GROVE LANE

- Period semi-detached home arranged over three floors
- Offered for sale with no onward chain
- Three spacious double bedrooms
- Versatile attic conversion with multiple potential uses
- Two well-proportioned reception rooms
- Convenient location close to Retford town centre
- Easy access to shops, cafés, restaurants and local amenities
- Excellent commuter links including rail services to London and easy access to the A1
- Well placed for reputable schools, green spaces and riverside walks
- Viewing highly recommended, call 01302 204800 today!



## ENTRANCE HALL

The property is entered via a double glazed front door leading into a spacious hallway finished with stylish flooring and two central heating radiators.

## LOUNGE

A comfortable and inviting living area positioned at the front of the home, enjoying a bay-style double glazed window that allows plenty of natural light. The room also features decorative coving, an ornamental cast iron fireplace and a radiator.

## DOWNSTAIRS CLOAKROOM

Conveniently fitted with a modern wash basin set within a vanity storage unit along with a low flush WC. Additional features include laminate flooring, an extractor fan and radiator.

## ADDITIONAL RECEPTION ROOM

A flexible reception space suitable for a variety of uses, complete with a contemporary vertical radiator.

## KITCHEN DINER

A generously proportioned family kitchen offering an extensive selection of contemporary wall and base cabinetry with marble-style worktops and a breakfast seating area. Integrated cooking appliances include an electric oven with gas hob and overhead extractor. There is also provision for a freestanding fridge freezer, a modern black sink unit and tiled splashbacks. The room is finished with spot lighting, laminate flooring, a radiator and a side-facing window, with open access into the garden room.

## GARDEN ROOM

A bright and airy space overlooking the rear garden, featuring surrounding double glazed windows and access door, laminate flooring and a radiator.

## FIRST FLOOR LANDING

The staircase rises to a spacious landing area with natural light provided by a front-facing double glazed window. Two radiators are fitted, and a further staircase leads to the converted attic room.

## MASTER BEDROOM

A well-appointed double bedroom benefiting from fitted bespoke wardrobes, radiator and front-facing double glazed window.

## BEDROOM TWO

A spacious rear-facing double bedroom with radiator and double glazed window.

## BEDROOM THREE

Another well-sized double bedroom positioned to the rear of the property, finished with ceiling coving, radiator and double glazed window.

## FAMILY BATHROOM

Beautifully fitted with a traditional-style bath and Victorian-inspired taps, separate shower enclosure, WC and vanity wash basin. The room also benefits from ceiling spotlights, decorative coving, extractor fan, chrome towel radiator and side-facing double glazed window.

## ATTIC ROOM

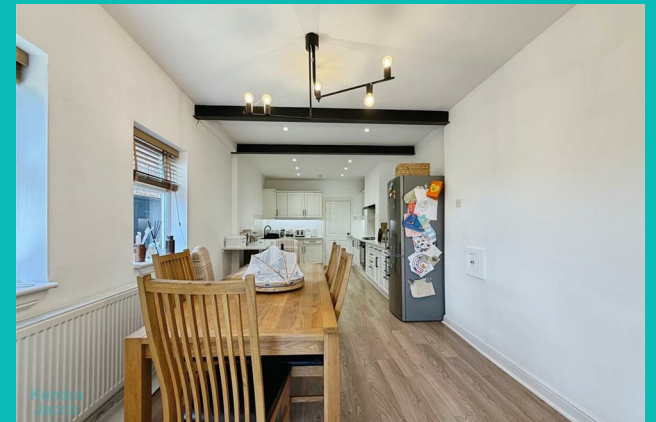
A spacious converted attic area accessed from the

first-floor landing, offering useful storage within the eaves, skylight window, inset ceiling lighting and radiator.

#### EXTERIOR

To the front, the property benefits from a gravel driveway providing off-road parking alongside mature hedging. The enclosed rear garden enjoys a lawned area, established planting and shrubs, together with two separate decked seating areas ideal for outdoor entertaining.

## 51 GROVE LANE





Kendra  
Jacob

# 51 GROVE LANE

## ADDITIONAL INFORMATION

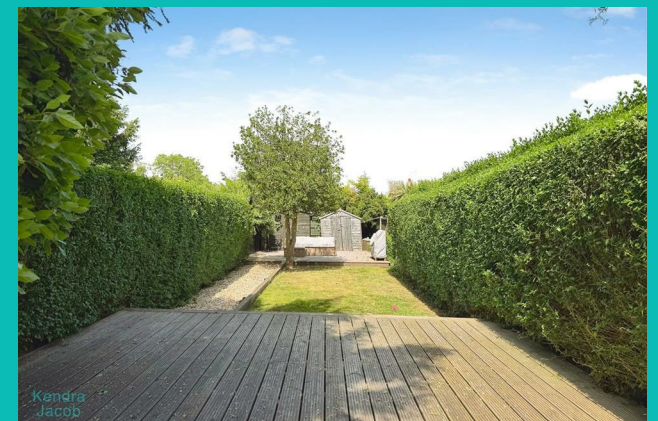
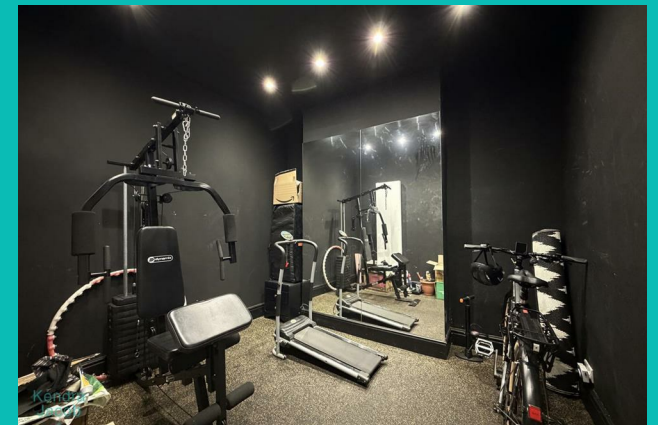
**Local Authority** – Bassetlaw

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 1577.00 sq ft

**Tenure** – Freehold





**Ground Floor**

**First Floor**

**Second Floor**

Total floor area 146.5 m<sup>2</sup> (1,577 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Danielle  
Shepherd



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Danielle Shepherd - JBS Estates  
Six Oaks Grove  
Retford  
DN220RJ

01302 204800  
Danielleshepherd@jbs-estates.com

Danielle  
Shepherd

