



42 MILNERCROFT RETFORD

An older style three bedroom semi detached family home in the popular Hallcroft area. The property benefits from a good sized front aspect lounge, rear aspect kitchen diner leading into the good sized rear garden. There is off road parking and the garden has a large timber covered seating area ideal for entertaining.

£180,000

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BROWN & CO

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42 MILNERCROFT, RETFORD, DN22 7LX

LOCATION

Milnercroft is to the north of Retford town centre with local amenities nearby but the town centre does provide comprehensive shopping, leisure and recreational facilities. Schools for all age groups are within comfortable distance. Retford has a mainline railway station on the London to Edinburgh inter city link and the A1 is to the west linking to the wider motorway network.

DIRECTIONS

What3words///sugars.stop.reply

ACCOMMODATION

Part glazed UPVC door to

ENTRANCE HALL 12'0" x 6'3" (3.67m x 1.91m) side aspect double glazed window, telephone point, stairs to first floor landing.

LOUNGE 13'1" x 12'0" (3.98m x 3.66m) front aspect double glazed picture window.

KITCHEN DINING ROOM 16'4" x 10'9" (5.00m x 3.31m) rear aspect double glazed window and French doors leading into the garden. A good range of white coloured base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine. Hotpoint electric oven, four ring gas hob with extractor, part tiled walls, ample working surfaces, space for upright fridge freezer. Contemporary radiator. Door to boiler cupboard with side aspect obscure window, wall mounted gas fired central heating boiler with shelving. Door to

REAR PORCH half glazed UPVC door to garden. Under stairs cupboard.

FIRST FLOOR GALLERY LANDING access to roof void, side aspect double glazed window.

BEDROOM ONE 12'2" x 11'1" (3.71m x 3.39m) front aspect double glazed window. Range of built-in wooden wardrobes with over bed storage cupboards and additional shelving. Shelved cupboard and acoustic fitted wall.

BEDROOM TWO 9'9" x 9'7" (3.00m x 2.95m) rear aspect double glazed window with views to the garden. Full length range of wardrobes with ample hanging and shelving space and sliding doors.

BEDROOM THREE 9'1" x 8'3" (2.77m x 2.53m) front aspect double glazed window.

BATHROOM 7'7" x 5'6" (2.34m x 1.70m) obscure rear aspect double glazed window. Four piece white suite of panel enclosed bath with mixer tap, low level wc, pedestal hand basin with mixer tap, separate shower cubicle with glazed screen, mains fed shower and aqua board walls. Chrome towel rail radiator and part tiled walls.

OUTSIDE

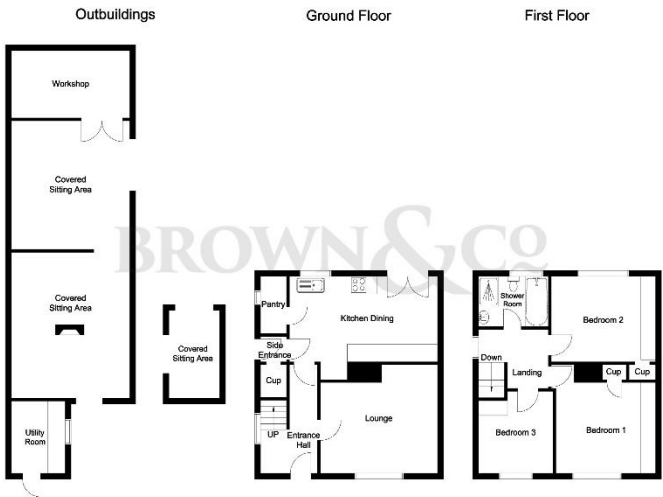
The front is fenced and pebbled for low maintenance. There is off road parking and double wooden gates to the side and rear with additional inner driveway with space for an additional car.

The garden also has a brick built OUTBUILDING with power, lighting and window. The rear garden is of a good size with a paved patio area with water supply and external lighting. Astro turf lawn. To the rear is a pebbled and paved patio and a timber seating area. Large covered timber pagoda/seating area ideal for outside entertaining.

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 A. 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 September 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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