



50 PENNINGTON WALK RETFORD

An older style detached family home requiring some and cosmetic attention yet retaining some original features. There are two reception rooms, galley kitchen and a spacious hallway. The garden is of a manageable size and there is a driveway and detached double garage.

£250,000

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BROWN & CO

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50 PENNINGTON WALK, RETFORD, DN22 6LS

LOCATION

Pennington Walk is close to Retford town centre with comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh inter city link. There are schools close by for all age groups and countryside walks are accessible including the recreational ground at the end of Grove Lane. The A1 is to the west linking to the wider motorway network.

ACCOMMODATION

Part glazed door to

ENTRANCE HALL 14'3" x 5'9" (4.36m x 1.80m) stairs to first floor landing, side aspect obscure double glazed window and under stairs storage cupboard, period skirtings, wall light points.

LOUNGE 13'9" x 13'6" (4.24m x 4.15m) front aspect double glazed oriel bay window with wooden sill. Painted fire surround with coal effect gas living flame fire on marble effect hearth and matching insert. Period skirtings, TV point.

DINING ROOM 9'9" x 8'9" (3.01m x 2.71m) rear aspect double glazed window. Brick recessed fireplace, period skirtings.

KITCHEN 9'9" x 9'6" (3.01m x 2.91m) rear aspect arched window and two obscure side aspect windows. A range of base and wall mounted cupboard and drawer units, enamel sink drainer unit with mixer tap. Space and plumbing below for dishwasher, space for free standing cooker and fridge. Ample working surfaces, part tiled walls, spotlighting, telephone point.

REAR LOBBY with half glazed door to garden. A range of shelving, small working surface area with space below for additional appliance.

UTILITY/SOWER ROOM 8'2" x 6'7" (2.49m x 2.03m) two wooden obscure double glazed windows. Base cupboards with single stainless steel sink drainer unit with mixer tap. Space and plumbing for washing machine and one further appliance. Working surfaces. Tile enclosed shower cubicle with electric shower, glazed screen, low level wc, extractor and access to small loft void, wall mounted convector heater.

FIRST FLOOR GALLERY STYLE LANDING side aspect double glazed window. Access to roof void.

BEDROOM ONE 11'0" x 10'6" (3.38m x 3.23m) two front aspect double glazed windows. Full length range of wardrobes with mirror fronted sliding doors. Period skirtings. television point.

BEDROOM TWO 12'3" x 10'0" (3.74m x 3.06m) rear aspect double glazed window with views to the garden. Period skirtings.

BEDROOM THREE 8'9" x 8'7" (2.71m x 2.65m) rear aspect wood framed double glazed window, two built-in wardrobes, one with drawers below. Period skirtings.

BATHROOM 7'5" x 5'0" (2.29m x 1.56m) front aspect obscure double glazed window. Three piece coloured suite of panel enclosed bath with mixer tap, pedestal hand basin, low level wc. Built-in cupboard housing wall mounted Baxi combination central heating boiler. Part tiled walls, wall mounted electric Dimplex convector heater.

OUTSIDE

The front has high hedging to front and side. Triangular shaped lawn with shrub borders. Five bar gate and pedestrian gate giving access to the driveway which provides parking for 2-3 vehicles, this in turn leads to brick built **DETACHED DOUBLE GARAGE 17'3" x 15'6" (5.26m x 4.75m)** with pitched roof, up and over door and personal door to garden.

The rear garden offers a good degree of privacy and seclusion. A concrete patio with external water supply. Wrought iron gate giving access to the drive and step up to the garden which is fenced and hedged to all sides. Shrub, flower beds and borders Astro turf lawn. Two timber sheds.

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 March 2026.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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