



12 ST HELENS ROAD, RETFORD  
£290,000

**BROWN & CO**

## 12 ST HELENS ROAD, RETFORD, DN22 7HA

### DESCRIPTION

A substantial 3/4 bedroom detached bungalow on a good sized but manageable plot with fields to the rear. The property benefits from a modern fitted kitchen which leads to the open plan lounge dining room and conservatory. In addition, there are three double bedrooms, family bathroom plus a wet room and an additional fourth bedroom or study. The property is located at the head of this small cul-de-sac on the popular southern side of Retford town centre with ample parking and a single integral garage.

### LOCATION

St Helens Road is small cul-de-sac on the fringes of Retford town centre and is within comfortable distance of local walks and the countryside. Retford town centre provides comprehensive shopping, leisure and recreational facilities as well as mainline railway services on the London to Edinburgh intercity link. There are schools close by on Bracken Lane and Thrumpton Lane and Retford also boasts good access to the A57 and A1 linking to the wider motorway network.

### DIRECTIONS

What3words///fired.dice.robots

### ACCOMMODATION

Half glazed composite door with obscure side light windows into spacious

**ENTRANCE HALL 15'3" x 9'3" (4.67m x 2.84m)** vinyl flooring, access to roof void. Built-in shelved cupboard.

**LOUNGE 14'4" x 12'4" (4.39m x 3.78m)** double aspect to front and side. Vinyl flooring, TV point. Square arch opening into



**DINING ROOM 10'10" x 10'0" (3.34m x 3.06m)** vinyl flooring and square arch into

**KITCHEN 9'7" x 9'6" (2.96m x 2.91m)** rear aspect double glazed window with views to the garden. A good range of white coloured base and wall mounted cupboard and drawer units. Integrated dishwasher, space and plumbing for washing machine and tumble dryer. Space for oven and upright fridge freezer. Ample working surfaces, part tiled walls, stainless steel extractor canopy.



**CONSERVATORY 14'6" x 12'0" (4.45m x 3.69m)** brick base with double glazed windows. Polycarbonate ceiling and double glazed French doors into the garden and overlooking the garden.



**BEDROOM ONE 13'9" x 10'3" (4.24m x 3.14m)** front aspect double glazed picture window with views to the garden. TV aerial lead.



**BEDROOM TWO 11'7" x 10'0" (3.57m x 3.08m)** rear aspect double glazed window with views to the garden. TV point.

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**BEDROOM THREE 10'9" x 9'4" (3.32m x 2.85m)** side aspect double glazed window.

**BEDROOM FOUR/STUDY 9'6" x 6'72 (2.93m x 2.05m)** front aspect double glazed window and half glazed door. Telephone point. TV points.

**FAMILY BATHROOM 10'0" x 9'9" (3.08m x 3.03m)** rear aspect obscure double glazed window. Free standing aqua boarded enclosed bath, pedestal hand basin, low level wc. Part aqua boarded walls. Anti-slip flooring.



**ADDITIONAL WET ROOM 7'3" x 5'4" (2.23m x 1.64m)** side aspect obscure double glazed window. Aqua boarded walls, electric shower with handheld attachment. Pedestal hand basin, low level wc. Anti-slip flooring.



### OUTSIDE

Block paved driveway with space for several vehicles leading to **ATTACHED SINGLE GARAGE** with up and over door, power, light and door to the garden.

The front garden is open planned and lawned with access to the side of the property by way of a gate leading to the rear garden.

The rear garden is fenced and hedged to all sides with paved patio areas and external water supply. Railway sleeper edging leading up to the garden which is lawned and a blank canvas. Fields to the rear.

**AGENTS NOTE – we have been made aware that this property has suffered from flash flooding in the last few years. Awaiting full details**

### 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 D.

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.

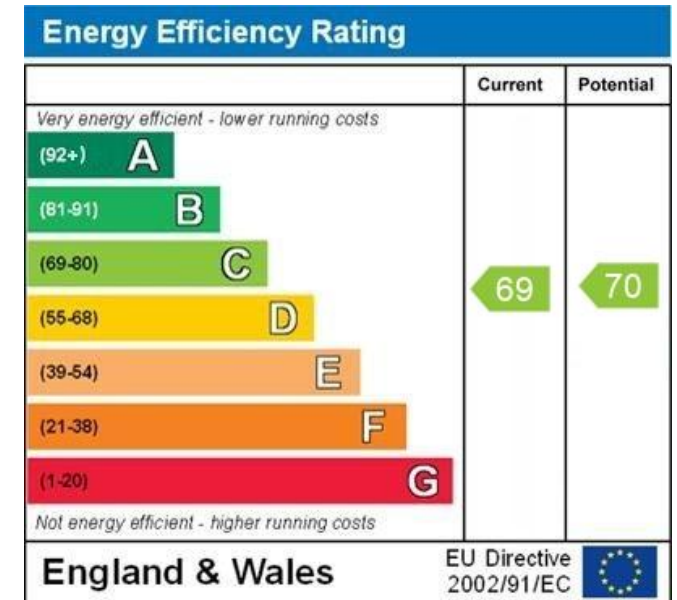
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

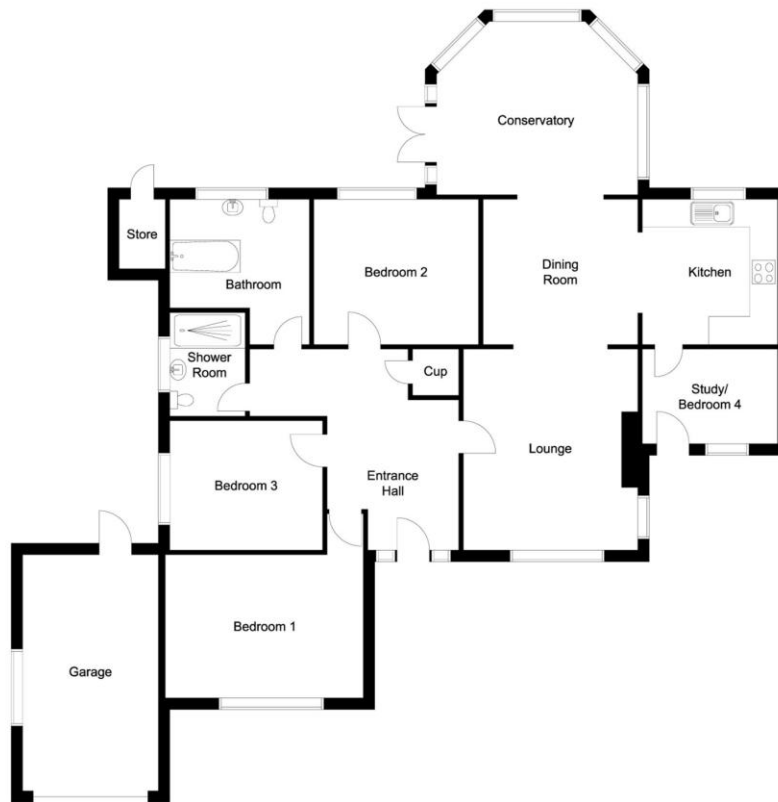
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 September 2025.



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