



9 KINGSMEAD, RETFORD

A nicely presented and extended three bedroom semi detached family home in this favoured cul de sac on the fringes of Retford town centre. Good sized lounge leading to dining room, modern kitchen and large utility room. Driveway and single garage. Enclosed and south facing rear garden. NO ONWARD CHAIN

£215,000

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9 KINGSMEAD, RETFORD,
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LOCATION

Kingsmead is a small cul de sac on the southern fringes of Retford town centre, There are schools for all age groups within comfortable distance, as well as local shops on nearby Ollerton Road. Retford town centre provides comprehensive shopping, leisure and recreational facilities, as well as a mainline railway station on the London to Edinburgh Inter City Line. Access to open countryside is also close at hand, as is the A1 which links to the wider motorway network

DIRECTIONS

What3words///intend.trash.yappy

ACCOMMODATION

Part glazed uPVC door with sideline window to ENTRANCE HALL with BT point, stairs to first floor landing and display niche with mirror. Small paned glazed door to

LOUNGE 15'6" x 13'5" (4.44m x 4.13m) front aspect oriel bay window, feature fireplace, TV point, wall lights points, modern ceiling rose, dado rail, ornate corbels to arch leading to

DINING ROOM 9'6" x 9'2" (2.92m x 2.81m) rear aspect double glazed French doors to garden. Dado rail, modern ceiling rose, door to

KITCHEN 9'6" x 8'1" (2.92m x 2.46m) rear aspect double glazed window, a good range of white coloured base and wall mounted cupboard and drawer units, 1 ¼ sink drainer unit with mixer tap, space and plumbing for dishwasher, space for freestanding cooker, wall mounted gas fired combination boiler, ample working surfaces with breakfast bar, part tiled walls and tiled floor, understairs storage cupboard and leading to

UTILITY ROOM 11'8" x 7'2" (3.61m x 2.19m) half glazed uPVC door to garden and side aspect double glazed window. A good range of matching base and wall mounted cupboard and drawer units, space and plumbing for washing machine and freestanding fridge. Additional working surfaces, part tiled walls and tiled floor. recessed lighting. Door to garage.

First floor landing with side aspect double glazed window, dado rail, access to roof void, built in shelved cupboard and doors to

BEDROOM ONE 12'7" x 9'82 (3.86m x 2.99m) front aspect double glazed window, a good range of built in bedroom furniture, TV lead

BEDROOM TWO 9'8" x 8'7" (2.98m x 2.66m) rear aspect double glazed window, full length range of wardrobes with sliding doors, laminate flooring.

BEDROOM THREE 9'12 x 7'6" (2.77m x 2.32m) front aspect double glazed window, laminate floor, dado rail

BATHROOM 7'5" x 5'42 (2.29m x 1.66m) rear aspect obscure double glazed window, four piece bathroom suite with panel enclosed bath, separate glazed shower cubicle with mains fed shower, low level wc, vanity unit with inset sink and cupboard and drawers below, tiled walls and door, chrome towel rail/radiator, recessed lighting.

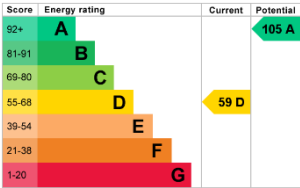
OUTSIDE

The front garden has fencing to the sides and dwarf wall to the front pebbled for low maintenance, blocked paved driveway for one vehicle which leads to ATTACHED SINGLE GARAGE 16'7" x 7'9" (5.10m x 2.40m) up and over door, power and light.

The rear garden is fenced to all sides, good size patio with external water supply, mainly lawned with shrub borders, Timber shed.

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 B 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 July 2026



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