



22 MOORGATE, RETFORD
£310,000

BROWN & CO

22 MOORGATE, RETFORD, DN22 6TH

DESCRIPTION

An extended, detached 1920's family home retaining some original style features. There are two good sized reception rooms, an extended dining kitchen as well as three bedrooms on the first floor. The property benefits from ample parking brick built garage and a very good sized garden.

LOCATION

Moorgate Park is located on this sought after location with many individual properties and central to the town centre with local amenities close by. The town centre provides comprehensive shopping, leisure and recreational facilities as well as schools for all age groups. There are some nice country walks accessible and Retford town boasts a mainline railway station on the London to Edinburgh intercity link.

DIRECTIONS

What3words///steep.sleep.budget

ACCOMMODATION

Half glazed UPVC door with arched obscure double glazed window into

ENTRANCE PORCH with original patterned tiled flooring. Half glazed door with original stained and leaded light glass insert with matching side windows into

ENTRANCE HALL 15'4" x 7'5" (4.69m x 2.29m) with period style skirtings, stairs to first floor landing, picture rails, stripped wooden original style doors.

CLOAKROOM side aspect double glazed window. White low level wc. Wall mounted hand basin with mixer tap and tiled splashback. Period style skirtings.

SITTING ROOM 12'8" x 12'0" (3.91m x 3.68m) measured to front aspect double glazed floor to ceiling bow window with side aspect double glazed window and matching leaded light and stained glass fan lights. Feature York stone fireplace with electric fire and raised marble effect hearth, mantle over and display shelving. TV point. Period style skirtings, picture rail and ceiling rose.



LOUNGE 13'9" x 11'9" (4.25m x 3.64m) rear aspect double glazed picture window with views to the garden and additional side aspect double glazed window. Period feature fireplace with patterned tiled insert and coal effect electric. Period style skirtings, picture rail and central ceiling rose. TV point.



KITCHEN DINER 24'9" x 8'2" (7.60m x 2.51m) rear and side aspect double glazed windows and obscure glazed door to the garden. Dining area period style skirtings, dado rail and picture rail. Kitchen area comprehensive range of base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine, free standing cooker and two further appliances. Gas fired central heating boiler, ample working surfaces, leaded light display cabinet, eyeball downlighting, part tiled walls. Access to roof void.



29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112| retford@brown-co.com

Stairs with original style balustrades and handrails to

GALLERY STYLE FIRST FLOOR LANDING with side aspect double glazed window. Access to roof void, period style skirtings.

BEDROOM ONE 16'10" x 12'0" (5.18m x 3.68m) front aspect double glazed bow window with leaded light and stained glass fan lights. Period style skirtings.



BEDROOM TWO 12'0" x 9'9" (3.68m x 3.02m) rear aspect double glazed window with views to the garden. Period style skirtings.



BEDROOM THREE 10'6" x 7'5" (3.23m x 2.28m) front aspect double glazed window with stained glass and leaded light fan lights. Built-in cupboard with hanging and shelving space. Period style skirtings.

SHOWER ROOM side aspect obscure double glazed window. Corner fitted shower cubicle with glazed screen, mains fed shower with aqua boarding surround. Inset vanity unit with mixer tap. Low level wc with concealed cistern and white soft close handleless cupboards with display above. Additional aqua boarding, chrome towel rail radiator. Strip light, UPVC ceiling and shaver socket.



OUTSIDE

The front is fenced and walled to all sides. The front garden is low maintenance with stone and brick edged surround. Personal gate leading to the path to front door. Double wrought iron gates leading to the driveway with parking for 3-4 vehicles and brick built **SINGLE GARAGE** with up and over door, personal door to garden, power and light. Brick outbuilding attached. From the drive is wooden picket style fence and gate to the rear garden.

The rear garden has a good sized paved patio, fenced to all sides, large area of lawn and with a good selection of established shrub, flower beds and mature fruit trees.

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.

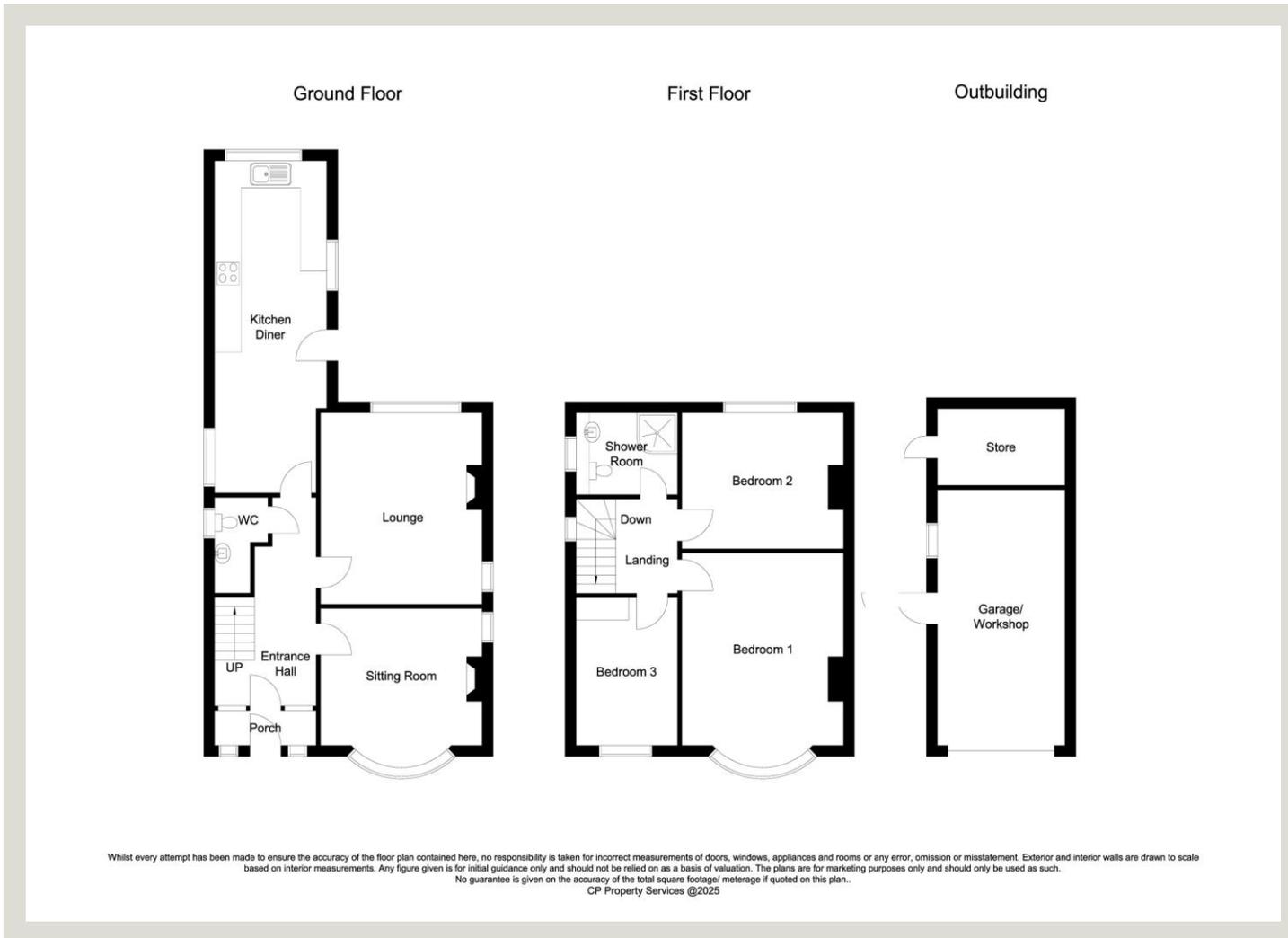
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 September 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
 01777 709112 | retford@brown-co.com

