



72 WELHAM ROAD, RETFORD
£325,000

BROWN & CO

72 WELHAM ROAD, RETORD NOTTINGHAMSHIRE DN22 6UG

DESCRIPTION

A spacious modern detached family home on the edge of Retford town centre and on the fringes of this modern development. The property benefits from a 21ft lounge and a separate dining room, in addition to a well-appointed kitchen with utility room.

On the first floor, there are four double bedrooms, one of which has en suite facilities, plus a family bathroom. The rear garden is of a good size and offers a good degree of seclusion. To the front of the property there is ample off road parking and a detached double garage. PLEASE NOTE a new gas fired combination boiler is being fitted in October 2026

LOCATION

The property is located close enough to the town town centre which provides comprehensive shopping, leisure and recreational facilities. There are open countryside walks close by near the Chesterfield Canal and Retford boasts a mainline railway station on the London to Edinburgh intercity line. The property is in good proximity for schools of all ages.

DIRECTIONS

What3words:///hint.grace.peanut

ACCOMMODATION

Part glazed door to

ENTRANCE HALL 13'3" x 11'5" (4.05m x 3.52m) two front aspect double glazed windows, stairs to first floor with under stairs cupboard.



CLOAKROOM front aspect obscure double glazed window. White low level wc, wall mounted hand basin with mixer tap and tiled splashback.

LOUNGE 21'3" x 11'4" (6.49m x 3.48m) dual aspect double glazed windows to front and side. Sliding patio doors to the garden. TV and telephone point, double glazed doors to



DINING ROOM 11'9" x 11'9" (3.63m x 3.63m) rear aspect double glazed window over looking the rear garden. Return door to entrance hall.



KITCHEN 15'6" x 8'2" (4.77m x 2.50m) dual aspect to side and rear. A good range of base and wall mounted cupboard and drawer units. Single enamel sink drainer with mixer tap, space for freestanding cooker and one other appliance. Space for upright fridge/freezer. Ample working surfaces, part tiled walls., door to



UTILITY ROOM 8'3" x 5'3" (2.52m x 1.62m) half gazed door to the side, Space and plumbing for washing machine and one other appliance.

FIRST FLOOR GALLERY STYLE LANDING with built in storage cupboard, access to roof void, gas fired combination boiler.

BEDROOM ONE 15'5" x 11'10" (4.71m x 3.65m) rear aspect double glazed window, tv point, door to



EN SUITE SHOWER ROOM 9'4" x 5'6" (2.87m x 1.71m) obscured front aspect double glazed window. Tiled enclosed shower cubicle with glazed shower screen, low level wc, inset vanity unit with cupboards below and display shelving, part tiled walls, shaver socket.



BEDROOM TWO 11'4" x 10'5" (3.48m x 3.19m) rear aspect double glazed window, full sized wardrobes with hanging and shelving and additional two wardrobes.



BEDROOM THREE 11'4" x 11' (3.48m x 3.36m) front aspect double glazed window, tv aerial lead

BEDROOM FOUR 9'1" x 8'3" (2.75m x 2.52m) rear aspect double glazed window, triple wardrobe with hanging and shelving.

FAMILY BATHROOM 10'72 x 5'6" (3.25m x 1.70m) front aspect obscured double glazed window, panel enclosed bath with mixer tap/shower attachment, pedestal hand basin, low level wc, part tiled walls, wall mounted electric convector heater.



OUTSIDE

The front garden has low level hedging to all sides, a good area of lawn with shrub borders. Tarmac driveway with space for several vehicles leading to DETACHED DOUBLE GARAGE 16'0" x 16'0" (4.90m x4.90m) twin up and over doors, power and light. From the drive, gate to side garden which is pebbled for low maintenance, timber shed.

REAR GARDEN is fenced to all sides and is of a very good size offering a good degree of privacy. Large area of lane. Patio area with outside water supply and lighting. Established shrub borders.

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 E.

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 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2026



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