



KNIGHTS COTTAGE, 14 TRINITY SQUARE, RETFORD
£410,000

BROWN & CO

KNIGHTS COTTAGE, 14 TRINITY SQUARE, RETFORD, DN22 7BD

DESCRIPTION

An immaculately presented detached bungalow in this over 55's gated development of the periphery of the town centre. The open plan bespoke kitchen dining living room is the main feature of the bungalow. Other benefits include en suite facilities to the master bedroom which has a full range of wardrobes. There is a large utility room, ample storage throughout, parking for several vehicles and a low maintenance and private rear garden.

The property also benefits from electric underfloor heating throughout, as well as full gas fired central heating.

LOCATION

Trinity Square is a small modern development close to the town centre which is accessible via King's Park so easy walking distance. Retford town centre provides comprehensive shopping, leisure and recreational facilities. There is a mainline railway station on the London to Edinburgh inter city link and there is open countryside surrounding Retford as well as good accessibility to the A1 and A57.

DIRECTIONS

What3words///clay.sage.sport

ACCOMMODATION

From Hospital Road, entrance via electrically operated gates into the courtyard where there is visitor parking and personal gate to Knights Cottage.

Part glazed door to **ENTRANCE HALL 8'5" x 7'3" (2.59m x 2.23m)** measured to front of a good range of built-in storage cupboards with ample hanging and shelving space. Period style skirtings, telephone point. Door to reception hall, engineered limed oak flooring, sliding louvred door to

UTILITY ROOM 15'6" x 5'4" (4.76m x 1.64m) double glazed window. An extensive range of white handleless soft close base

cupboard and drawer units, inset stainless steel sink with mixer tap, ample slimline working surfaces, space and plumbing for washing machine, wall mounted Vaillant gas fired central heating boiler, engineered limed oak flooring, extractor fan.

RECEPTION HALL 14'6" x 7'6" (4.45m x 2.30m) engineered limed oak flooring, access to roof void. Moulded skirtings, recessed lighting, video entry system, opening into

SITTING ROOM 14'4" x 12'9" (4.40m x 3.92m) double glazed window to the rear, double glazed French doors and window leading into and overlooking the garden. Painted feature fire surround with part wood panelling above, fitted gas fire on marble effect hearth, engineered lime oak flooring, moulded skirtings, wall light points.



KITCHEN DINING LIVING ROOM 20'9" x 17'2" (6.36m x 5.24m) double glazed windows to both sides. Recently installed bifold doors leading into the garden room. Bespoke and well appointed range of base cupboard and drawer units, 1 ¼ inset sink with Quooker instant hot water tap, integrated dishwasher, space for range style cooker with extractor canopy above. Fitted island with drawers and cupboards, ample working surfaces with matching upstands. Integrated tall larder fridge, two larder cupboards. Engineered limed oak flooring, recessed lighting, wall light points.



GARDEN ROOM 13'4" x 10'0" (4.07m x 3.08m) double glazed windows and French doors into the garden. Slightly vaulted ceiling with two high level Velux windows, Porcelanosa ceramic tiled flooring.



BEDROOM ONE 19'9" x 11'9" (6.05m x 3.64m) measured to front of a good range of built-in floor to ceiling wardrobes with ample hanging and shelving space. Rear aspect double glazed windows overlooking the garden. Wood panelled walls with wall light points, engineered limed oak flooring, moulded skirtings, recessed lighting. Sliding louvred door to

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EN SUITE SHOWER ROOM 8'4" x 7'2" (2.55m x 2.20m) a good sized walk-in shower cubicle with tiled walls, handheld shower attachment and glazed screen. Inset vanity unit with soft close drawers below, mixer tap and marble effect surround and upstand. Low level wc. Amtico flooring. Recessed lighting, extractor and light tunnel.



BEDROOM TWO 12'3" x 9'10" (3.75m x 3.04m) rear aspect double glazed window. Engineered limed oak flooring. Moulded skirtings, recessed lighting, fitted oval vanity unit with soft close drawers below and tiled splashback. Wall mounted mirror, fitted wardrobes, TV aerial point and recessed lighting.



WALK-IN SHOWER 4'7" x 3'4" (1.43m x 1.04m) with majority tiled walls, shower cubicle with sliding glazed doors, mains fed shower with handheld attachment and raindrop shower head, extractor and recessed lighting.

CLOAKROOM white low level wc with concealed cistern, corner mounted hand basin with mixer tap, part wood panelled walls, extractor, limed oak laminate flooring.

OUTSIDE

Personal gates to long driveway providing parking for several vehicles. The garden is fenced to all sides, nicely landscaped with circular paved patio, shrub and flower surrounds, a selection of well stocked and established shrub and flower borders. Small area of astro turf.

From the main driveway which has a turning option is an Indian stone paved path and patio with additional shrub and flower borders. **Timber summer house**. The garden is nicely private and to the rear are two timber sheds and gate leading onto the drive.

There is also pedestrian access to the adjoining Peace Gardens

ANNUAL SERVICE CHARGE : £300.00 per annum

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.

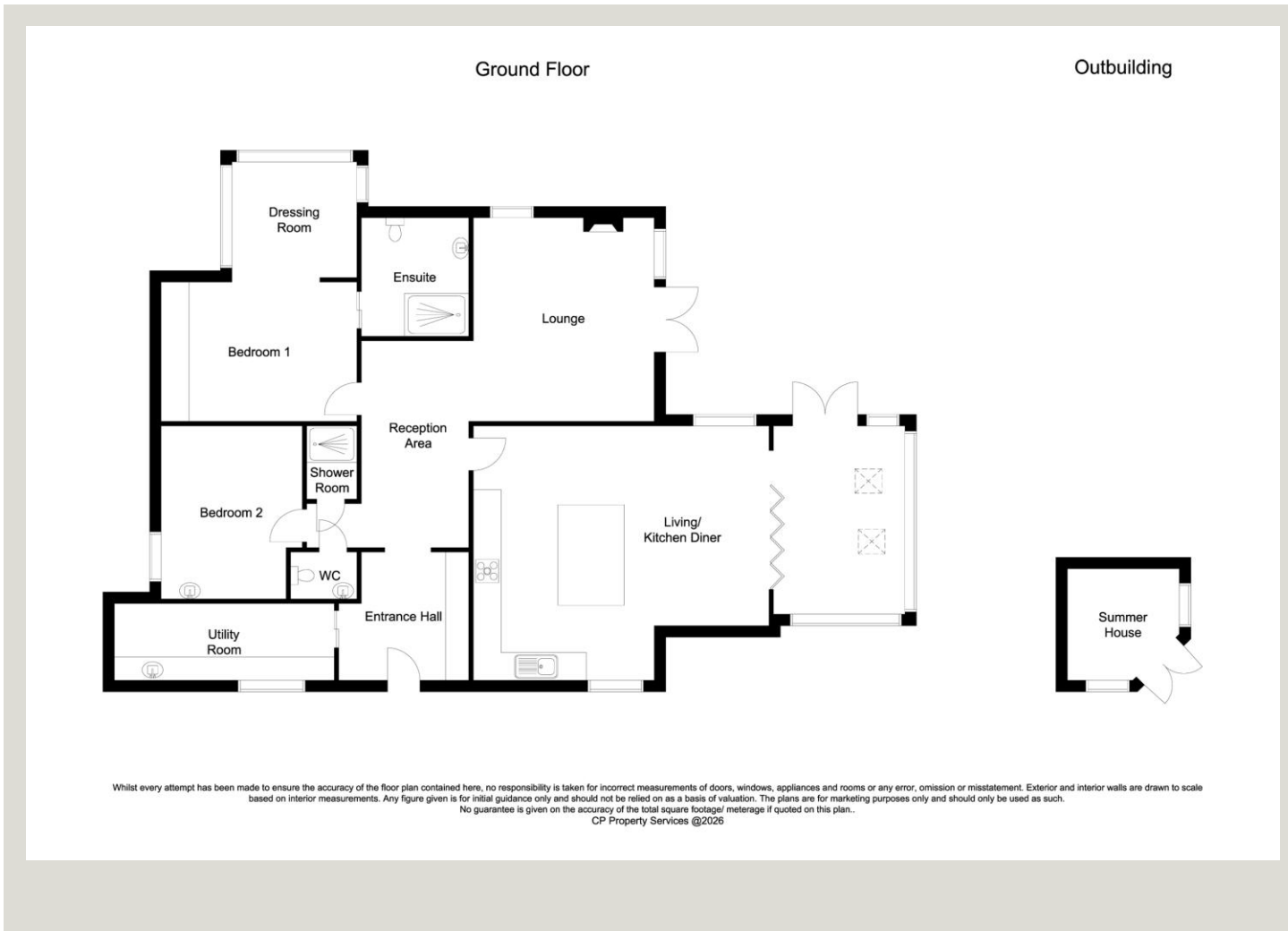
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 May 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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