



7 OAKLANDS LANE, RETFORD
£260,000

BROWN & CO

7 OAKLANDS LANE, RETFORD, DN22 7EF

DESCRIPTION

An extended three bedroom detached bungalow in this favoured no through road location on the southern fringes of the town centre. There is a southerly facing lounge, an extended kitchen dining room and a low maintenance and good sized garden. The added bonus is the ample parking and larger than average detached single garage/office.

LOCATION

Oaklands Lane is a popular residential lane, lying off the prestigious London Road. The location has the dual benefit of ready access into the town centre which hosts a full range of amenities, shopping, leisure, healthcare, etc., but also is convenient for edge of town countryside.

Transport links are excellent, with the A1(M) lying to the west, from which the wider motorway network is available and the town's rail station has a direct service into London Kings Cross (approx. 1 hour 30 minutes).

DIRECTIONS

What3words///deny.book.lucky

ACCOMMODATION

Part glazed UPVC door into

ENTRANCE HALL with access to roof void.

LOUNGE 15'0" x 11'9" (4.60m x 3.62m) southerly facing double glazed picture window. Recessed coal effect gas living flame fire with marble effect surround and raised hearth.



KITCHEN DINING ROOM 20'7" x 13'0" (6.30m x 3.98m) maximum Kitchen Area side aspect double glazed window. A good range of light beech and sage coloured base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit, space and plumbing below for washing machine and two additional under counter appliances. Built-in Bosch electric oven with four ring electric hob with extractor above. Ample wood grain effect working surfaces, part tiled walls.



Dining area rear aspect double glazed window and half glazed UPVC door to side porch. A matching range of base cupboard and drawers with glazed display cabinets, wall mounted gas fired central heating boiler, TV aerial lead. Additional working surfaces, wall mounted hand basin with tiled splashback, additional double glazed window.



REAR PORCH with large double glazed picture window. Three quarter glazed UPVC door and front aspect window.

CLOAKROOM rear aspect obscure double glazed window. White low level wc, pedestal hand basin and wall mounted electric heater.

BEDROOM ONE 13'0" x 8'9" (3.97m x 2.70m) rear aspect double glazed window. Two double wardrobes with overhead storage.



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BEDROOM TWO 11'0" x 8'10" (3.37m x 2.74m) front aspect double glazed window. Built-in double wardrobe with matching over bed storage cupboards. Vanity unit with inset sink and cupboards below and tiled splashback.



BEDROOM THREE 7'8" x 7'7" (2.39m x 2.34m) rear aspect double glazed window. Double wardrobe with storage cupboards above.



BATHROOM 8'7" x 5'4" (2.66m x 1.64m) side aspect obscure double glazed window. Three piece white suite of panel enclosed bath and mixer tap. Vanity unit with inset sink and cupboards below. Low level wc with concealed cistern and corner fitted

shower cubicle with glazed screen, mains fed shower and aqua board surround. The remainder of the bathroom is tiled, towel rail radiator.



OUTSIDE

From Oaklands Lane is a good width access to the herringbone style block paving and paved driveway with space for 3-4 vehicles. The front garden is walled to all sides, well stock established shrubs with flagstone inserts. Block paved path. From the driveway is a wooden fence and gates to the rear garden with additional herringbone block paved driveway with additional space for 2-3 vehicles. This leads to a brick built **DETACHED GARAGE 18'0" x 14'0" (5.52m x 4.31m)** currently used as office space with electric roller door, power and lighting. Attached greenhouse with decking to the side. To the side of the garage is a gate giving access to a paved patio area with timber shed.

The rear garden is fenced to all sides and is divided into several areas, some pebbled, stoned and paved and include well stocked shrubs and borders. Raised rockery. Additional paved patio with external water supply and lighting.

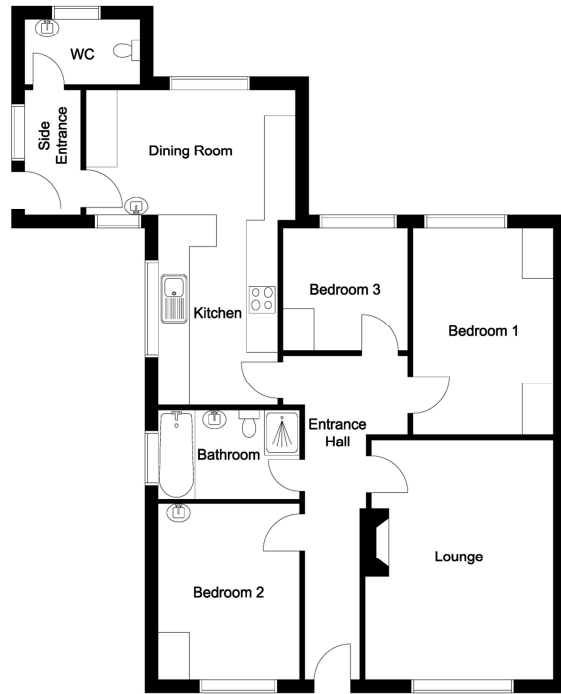
GENERAL REMARKS & STIPULATIONS

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 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 August 2026.

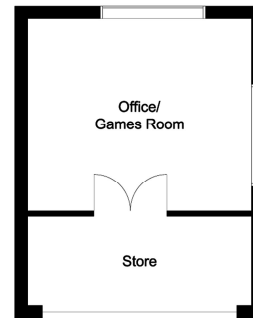


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



Outbuilding



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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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