



32 RICHMOND ROAD RETFORD

An extended 1950's semi detached family home in this favoured location on the edge of Retford town centre. The property benefits from a front aspect sitting room, a large open plan dining room and kitchen. There is scope to reconfigure to make a large open plan living dining space, subject to personal design. The property also benefits from a driveway, garage and a very good sized rear garden.

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BROWN & CO

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£260,000

32 RICHMOND ROAD, RETFORD, DN22 6SJ

LOCATION

The property enjoys frontage to Richmond Road, a highly regarded residential location lying off Tiln Lane towards the periphery of the town. Whilst open countryside and the Chesterfield Canal are on hand to explore the surrounding area, town centre amenities are also within a short drive.

Retford is an attractive market town boasting a full range of residential amenities and particularly good transport links. The A1M lies to the west from which the wider motorway network is available, there is a direct London to Kings Cross rail service (approx. 1hr 30 mins). Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words:///uses.riders.margin

ACCOMMODATION

Half glazed door into

ENTRANCE HALL with side aspect window. Dog legged turning staircase to first floor with under stairs storage.

LOUNGE 14'8" x 10'9" (4.49m x 3.32m) front aspect double glazed half bay window. Built-in storage cupboard, TV and wall light points.

KITCHEN 12'9" x 8'5" (3.92m x 2.59m) side aspect double glazed window and half glazed UPVC door to garden. A range of base cupboard and drawer units with single stainless steel sink drainer, space for free standing cooker and fridge freezer. Original style wall mounted cupboards with glazed sliding door. Wall mounted gas fired central heating boiler, part tiled walls, door to shelved Pantry.

DINING ROOM 13'2" x 10'10" (4.02m x 3.34m) wall light points, reeded glazed window into kitchen. Reeded glazed windows dividing into

SITTING ROOM 16'9" x 11'9" (5.14m x 3.63m) rear aspect double glazed sliding patio doors, TV point and wall light points.

FIRST FLOOR LANDING front aspect double glazed window. Access to roof void.

BEDROOM ONE 12'9" x 11'0" (3.92m x 3.37m) rear aspect double glazed window with views to the garden, wall light points.

BEDROOM TWO 11'0" x 10'10" (3.37m x 3.34m) front aspect double glazed window. Built-in wardrobe with sliding doors. Wall light points.

BEDROOM THREE 9'9" x 8'5" (3.03m x 2.60m) rear aspect double glazed window with views to the garden.

BATHROOM with two obscure double glazed windows. P-shaped panel enclosed bath with electric shower over and handheld attachment and glazed shower screen, aqua board surround. Vanity unit with inset sink, mixer tap and cupboard and drawers below. White low level wc. Part tiled walls and extractor.

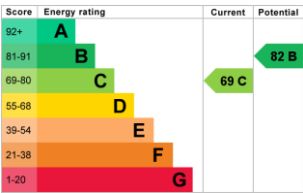
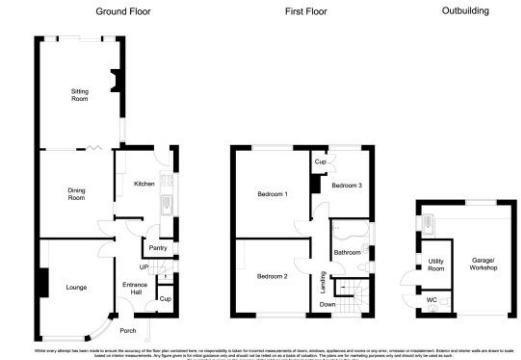
OUTSIDE

The front is walled and hedged with a nice area of sculptured lawn with established shrub and flower borders. Double wooden gates giving access to the drive which leads to a BRICK BUILT SINGLE GARAGE with metal up and over door, power and light. Stainless steel sink drainer with some units and work surfaces. Attached to the garage is an external UTILITY ROOM 7'0" x 4'0" (2.16m x 1.24m) with space and plumbing for washing machine and separate WC

The rear garden is fenced to all sides and is of a very good size. Small patio area, large area of lawn with established and well stocked shrub, flower beds and 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 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 July 2026.



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