



1 Bolham Villas, Bolham Way  
Bolham, Retford, DN22 9JG



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# £325,000

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## KEY FEATURES

- PEACEFUL AND QUIET LOCATION
- COUNTRYSIDE VIEWS
- THREE LARGE BEDROOMS
- FLEXIBLE LIVING SPACES PERFECT FOR GROWING FAMILIES.
- CHARMING ORIGINAL FEATURES
- KITCHEN
- EPC RATING TBC
- FREEHOLD







Set within the picturesque hamlet of Bolham, just a mile from Retford's historic market town centre, this inviting semi-detached home blends period charm with outstanding potential. Enjoy open countryside views and a tranquil rural setting, while benefiting from excellent travel links and local amenities.

Inside, the property is rich with character: original fireplaces, beautiful latch and wooden panel doors, and a spacious walk-in pantry all speak to the home's heritage. Generous living spaces and an expansive rear garden offer endless possibilities—whether you dream of multi-generational living, creating a haven for hobbies, or entertaining friends and family in style.

With previous planning permission for side and rear extensions (details available on request), this is a rare opportunity to make a truly special home your own.

#### Local Area

Bolham offers the best of both worlds: a quiet, countryside setting just moments from Retford's bustling market town centre. Retford provides a wide range of independent

shops, cafes and amenities, as well as reputable primary and secondary schools within walking distance.

Transport connections are a key highlight. Retford's mainline station offers direct rail services to London Kings Cross in approximately 1 hour 20 minutes, while the A1 is easily accessible for travel further afield.

Scenic walks, nature reserves and local beauty spots, including Hallcroft Fisheries, are all close by, making this a desirable location for families and commuters alike.

#### Entrance Hallway

Step inside through a welcoming entrance hallway, featuring a classic composite UPVC door with obscured double-glazed panels and a matching side window. The hallway offers a bright first impression, with a practical under-stairs storage cupboard and easy access to the main living areas.

#### Lounge 3.94m x 3.64m (12'11" x 11'11")

A bright comfortable reception room, perfect for relaxing or entertaining. The focal point is a charming original fireplace with mantel and surround, complemented by the original built-in storage cupboard. The room benefits from two large Victorian style double glazed windows to the front aspect that fills the space with natural light. Original wooden floor and panel door adds character and warmth.

#### Dining Room 3.8m x 3.46m (12'6" x 11'5")

Ideal for family meals or gatherings, this versatile second reception room features and an open fireplace, double panel radiator, and large double-glazed window with views to the rear aspect. A spacious walk-in pantry is accessed directly from the dining room, perfect for extra storage or as a unique feature for keen cooks.

#### Kitchen 3.66m x 3.04m (12'0" x 10'0")

Overlooking the rear garden, the kitchen is fitted with a range of wall and base units, a bowl-and-a-quarter sink with drainer and mixer tap, and space for a freestanding dishwasher, oven, and large fridge-freezer. A raised breakfast-style table offers a spot for informal dining, while the original features and garden views make this a welcoming heart of the home.

#### Pantry

Single glazed window to rear aspect, fitted storage and shelving set within.









NEWTON FALLOWELL



NEWTON FALLOWELL



NEWTON FALLOWELL

### Rear Hallway

A practical space leading to the garden, with a double panel radiator and access to both the downstairs WC and utility room. The original latch doors here are a lovely nod to the home's heritage.

### Utility Room

A useful utility area with plumbing for a washing machine and tumble dryer, worktop space, a wall-mounted Ideal boiler, and a wash hand basin set within a vanity unit. The original door and period details continue the home's character.

### Downstairs WC

Conveniently located off the rear hallway, the downstairs WC is fitted with a low-level flush toilet, single panel radiator, and an obscured double-glazed window. The original latch door adds a touch of charm.

### Landing

The first-floor landing is bright and airy, with a double-glazed window to the front aspect and access to the loft.

### Bedroom One 3.93m x 3.64m (12'11" x 11'11")

A spacious double bedroom with a double-glazed window to the front, double panel radiator, and a beautiful original fireplace with surround. This room is filled with natural light and period character.

### Bedroom Two 3.64m x 3.64m (11'11" x 11'11")

Another generous double bedroom, featuring a double-glazed window to the rear aspect and a double panel radiator. The space is flexible for family, guests, or a home office.

### Bedroom Three 3.63m x 2.66m (11'11" x 8'8")

A well-proportioned third bedroom with a double-glazed window to the front, double panel radiator, and an original fireplace with surround—ideal as a child's room, study, or guest space.

### Bathroom 2.68m x 2.23m (8'10" x 7'4")

The family bathroom is fitted with a panelled bath with wall-mounted shower controls and showerhead, pedestal wash hand basin with mixer tap, and low-level flush WC. There's also a double panel radiator, airing

cupboard, and an obscured double-glazed window to the rear.

### Gardens and Grounds

Approached via a quiet country road, the property offers a private driveway and single garage. A small lawned area sits to the front, while the expansive rear garden provides generous outdoor space with two hard standings for sheds or outbuildings, and picturesque countryside views. The garden is perfect for entertaining, family activities, or future extensions. The property is fuelled by LPG stored in a tank at the rear.

### Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

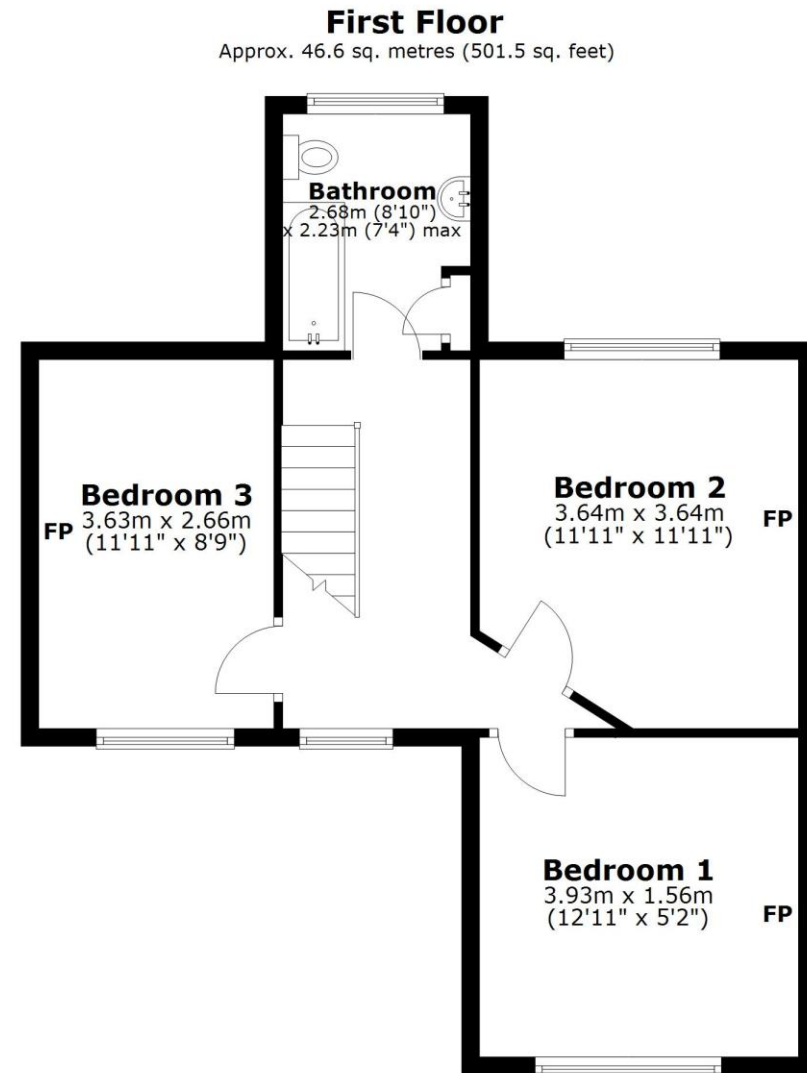
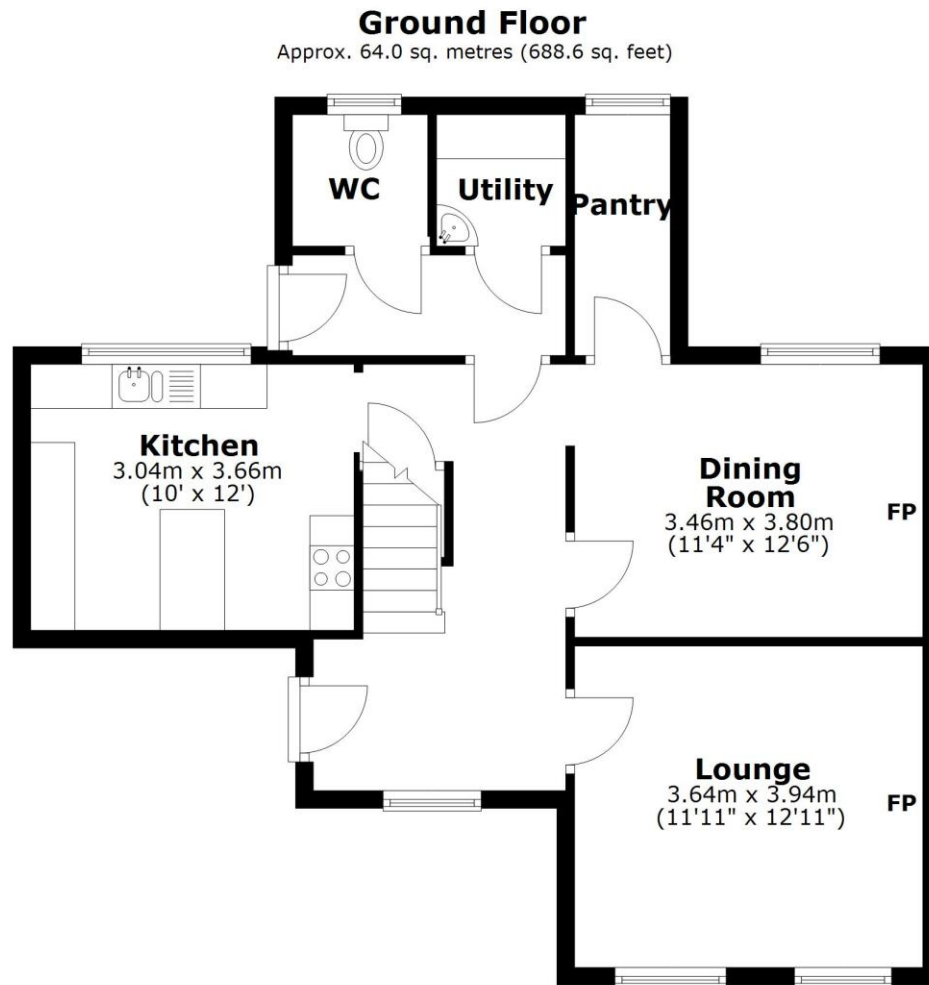
### Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.









Total area: approx. 110.6 sq. metres (1190.2 sq. feet)



