



## 2 CALLOW GROVE RETFORD, DN22 9FB

£465,000  
FREEHOLD

\*\*\*GUIDE PRICE £465,000 - £475,000\*\*\*

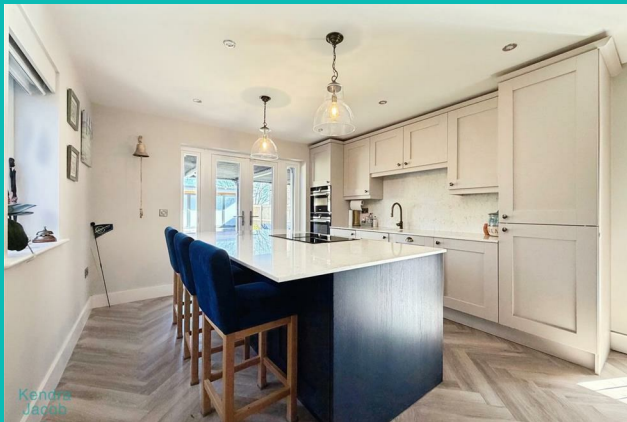
This beautifully presented, stylish and spacious four-bedroom detached home offers contemporary living of the highest standard, perfectly designed for modern family life. The property features a stunning open-plan kitchen diner with high-specification fittings and integrated appliances, a bright and elegant living room, a versatile study, and a generous utility room. Upstairs, four well-proportioned double bedrooms include a luxurious principal suite and a second bedroom with en-suite, alongside a sleek and modern family bathroom. Externally, the home benefits from a landscaped, low-maintenance garden ideal for entertaining, ample off-road parking, a carport, and an impressive fully insulated summer house providing additional flexible living space.

Kendra  
Jacob

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# 2 CALLOW GROVE

• **\*\*\*GUIDE PRICE £475,000 - £500,000\*\*\*** • Stylish and spacious four-bedroom detached family home finished to a high standard • Stunning open-plan kitchen diner with integrated appliances and central island • Bright and elegant living room with bespoke feature wall • Versatile study ideal for home working or additional reception space • Four generous double bedrooms, including two with en-suite shower rooms • Luxurious family bathroom with freestanding bath and high-quality finishes • Landscaped, low-maintenance rear garden with pergola and entertaining areas • Impressive fully insulated summer house with power, lighting, and heating • Located in the historic village of North Wheatley, near Retford and Gainsborough, with excellent rail links from Retford railway station to London Kings Cross in approximately 1 hour 38 minutes



## LOCATION

Ideally situated in the historic village of North Wheatley, conveniently located near Retford and Gainsborough, the property enjoys a desirable semi-rural setting with excellent connectivity. Retford railway station serves as the area's primary transport hub, offering direct services to London Kings Cross in approximately 1 hour 38 minutes. The station is notable for its unique layout, with high-level platforms serving north-south routes and low-level platforms accommodating east-west connections, making it an ideal base for commuters and travellers alike.

## ENTRANCE HALLWAY

A striking front-facing composite entrance door opens into a beautifully appointed and tastefully decorated entrance hallway, creating an immediate sense of style and space. Featuring Karndean flooring with underfloor heating, sleek ceiling downlighting, and high-quality internal doors, the hallway provides access to the study, downstairs WC, living room, and elegant double doors leading through to the open-plan kitchen diner.

## OPEN PLAN KITCHEN DINER

This stunning open-plan kitchen diner forms the heart of the home, designed with both style and functionality in mind. It boasts an extensive range of shaker-style wall and base units, complemented by luxurious stone work surfaces and a ceramic sink with mixer tap. A standout central island provides additional storage, breakfast bar seating, and an induction hob, all finished with premium stone surfaces. Integrated appliances include an eye-level electric oven, microwave, fridge, and dishwasher. The space is beautifully illuminated with ceiling downlighting and enhanced by Karndean flooring with underfloor heating, which flows seamlessly into the dining area. Multiple UPVC double-glazed windows allow for an abundance of natural light, while French doors open directly onto a paved patio seating area—perfect for indoor-outdoor living and entertaining. A door leads conveniently to the spacious utility room.

## UTILITY ROOM

A generously sized and highly practical utility room, fitted with wall and base units and complementary work surfaces incorporating a stainless steel sink with mixer tap. There is ample space for freestanding appliances, including an American-style fridge freezer, washing machine, and tumble dryer. Additional features include a wall-mounted combination boiler, ceiling downlighting, and a rear composite door providing direct access to the garden.

## LIVING ROOM

A beautifully presented and exceptionally light-filled living room, enhanced by dual-aspect UPVC double-glazed windows to both the front and rear. A bespoke feature wall with integrated units and solid oak surfaces creates a stylish focal point. Karndean flooring with underfloor heating adds warmth and continuity, making this a truly inviting and contemporary living space.

## STUDY

A versatile second reception room, currently utilised as a home office. This well-proportioned space benefits from a side-facing UPVC double-glazed window and Karndean flooring with underfloor heating, making it ideal for remote working or flexible use.

## DOWNSTAIRS WC

Stylishly fitted with a modern white suite comprising a vanity hand wash basin with tiled splashback and a low-flush WC. Finished with tiled flooring, underfloor heating, and an electric extractor fan.

## FIRST FLOOR LANDING

A spacious and elegantly presented landing featuring solid oak spindle balustrades, ceiling downlighting, and a cast-iron style radiator. There is a useful cylinder cupboard and loft access, with the loft being fully boarded and equipped with a ladder and lighting. Doors lead to four double bedrooms and the family bathroom.

### PRINCIPLE BEDROOM

A superb principal bedroom suite, beautifully finished and offering a sense of luxury and comfort. Fitted with bespoke wardrobes across two walls, the room also features two cast-iron style radiators and a rear-facing UPVC double-glazed window. A door leads through to the private en-suite shower room.

### EN-SUITE SHOWER ROOM - PRINCIPLE

A sleek and contemporary en-suite comprising a walk-in shower with rainfall head and separate attachment, wall-hung vanity basin, and wall-hung WC. Finished with high-quality tiling to both walls and floor, complemented by a chrome heated towel rail, extractor fan, and an obscure glazed window.

### BEDROOM TWO

A generous second double bedroom with a UPVC double-glazed window and cast-iron style radiator, also benefiting from its own en-suite shower room.

### EN-SUITE SHOWER ROOM - BEDROOM TWO

A spacious and beautifully finished en-suite featuring a large walk-in shower with rainfall head and additional attachment, wall-hung vanity basin, and WC. Fully tiled with stylish finishes, and complete with a chrome towel radiator, extractor fan, and ceiling downlighting.

### BEDROOM THREE

A well-proportioned third double bedroom with a rear-facing UPVC double-glazed window, cast-iron style radiator, and ample space for freestanding furniture.

### BEDROOM FOUR

Another spacious double bedroom featuring a rear-facing UPVC double-glazed window, a charming cast-iron style fireplace, and plenty of room for freestanding furnishings.

### FAMILY BATHROOM

A luxurious and elegantly appointed bathroom suite comprising a freestanding bath with shower attachment, wall-hung vanity

basin, and WC. Finished with full-height tiling to walls and floors, along with a heated towel rail, extractor fan, and ceiling downlighting.

### EXTERIOR

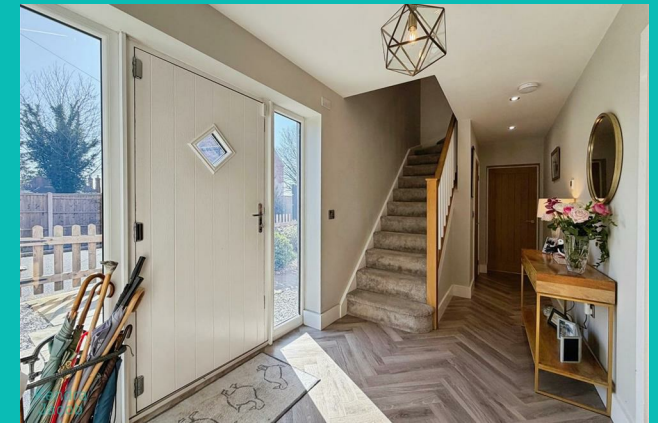
To the front, the property enjoys a low-maintenance enclosed garden with decorative pebbled areas and established shrubs. A block-paved driveway provides off-road parking for up to three vehicles, alongside an impressive carport with power and lighting. Gated access leads to the rear garden.

The rear garden has been beautifully landscaped to create a stylish yet low-maintenance outdoor space. It features an extensive paved seating area with a pergola—ideal for entertaining—alongside artificial lawn, well-stocked borders, outdoor lighting, water tap, and power points.

### SUMMER HOUSE

An exceptional addition to the property, the fully insulated summer house is accessed via composite steps and bi-folding doors, opening into a superb entertainment space. Finished with laminate wood flooring, and equipped with power, lighting, and an electric heater, it offers year-round usability. There is also a useful storage area beneath, also benefiting from power and lighting.

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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

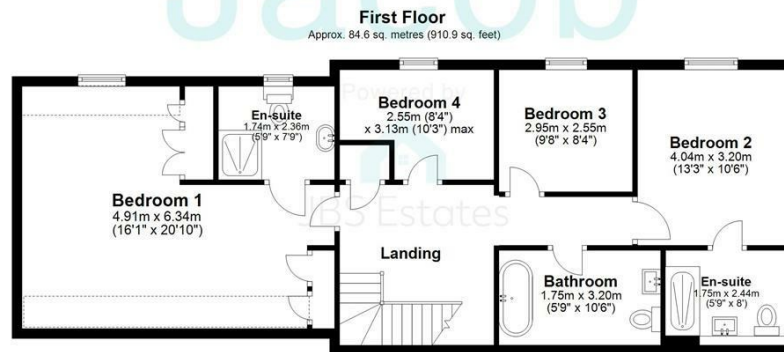
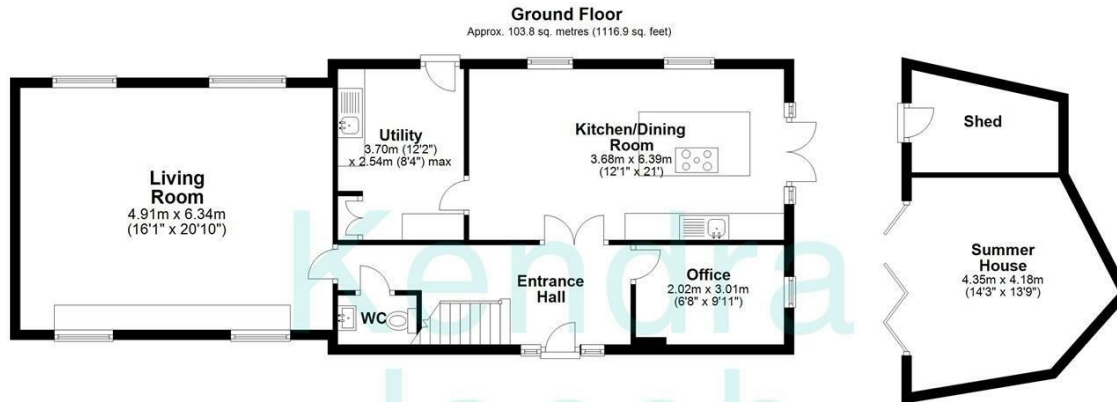
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 2027.70 sq ft

**Tenure** – Freehold





Total area: approx. 188.4 sq. metres (2027.7 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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