



3 GROVE COACH ROAD, RETFORD  
£335,000

**BROWN & CO**

## 3 GROVE COACH ROAD, RETFORD, DN22 7HU

### DESCRIPTION

An extended 1930's detached house in favoured residential location and with no onward chain. The property does retain some original 1930's features and has had an extension to the rear which provides a good sized breakfast kitchen. There is original style parquet flooring to the ground floor, off road parking, garage and a good sized rear garden.

### LOCATION

Grove Coach Road is on the southern fringes of Retford town centre and is a popular residential location with a good mix of similar properties. Bracken Lane School is within comfortable walking distance. Retford town centre provides comprehensive, shopping, leisure and recreational facilities. There is also a mainline railway station on the London to Edinburgh intercity link. There are countryside walks close by which are accessible from the end of Grove Coach Road or Bracken Lane which also links onto the Chesterfield Canal.

### DIRECTIONS

What3words///facing.quiz.most

### ACCOMMODATION

Arched brick entrance with quarry tiled floor. Hardwood door with central glazed unit to

**ENTRANCE HALL** front aspect single glazed window. Stairs to first floor landing. Parquet style flooring. Door to under stairs cupboard.

**LOUNGE 14'0" x 11'9" (4.31m x 3.62m)** front aspect double glazed bay window. Sandstone feature fireplace with coal effect gas living flame fire with matching hearth. Period skirtings, TV point, picture rails, telephone point.



**DINING ROOM 12'6" x 11'10" (3.85m x 3.65m)** rear aspect single glazed French doors to the garden. Parquet style flooring. Period skirtings.



### KITCHEN BREAKFAST ROOM

**Breakfast Area 8'4" x 6'9" (2.55m x 2.09m)** door to the driveway. Single glazed window. Arch to the **Kitchen Area 15'3" x 6'10" (4.66m x 2.11m)** with high level Velux double glazed window. Three double glazed windows to the side and one arched window to the rear. A good range of base and wall mounted cupboard and drawer units, 1 ¼ sink drainer unit with mixer tap. Built-in electric oven with four ring electric hob and extractor above. Ample working surfaces, space and plumbing for washing machine and dishwasher. Ceramic tiled flooring, part tiled walls, exposed ceiling timbers and spotlighting. Cupboard housing wall mounted gas fired central heating combination boiler.



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Staircase with period balustrades and spindles to

**FIRST FLOOR LANDING** side aspect window. Access to roof void.

**BEDROOM ONE 14'3" x 11'8" (4.35m x 3.61m)** measured to front aspect bay window. Stained wood flooring with matching skirtings. Telephone point.



**BEDROOM TWO 11'8" x 11'8" (3.61m x 3.61m)** rear aspect window with views to the garden. Stripped wooden flooring and matching skirtings.



**BEDROOM THREE 6'9" x 6'0" (2.11m x 1.87m)** front aspect single glazed window. Telephone point.

**BATHROOM 8'4" x 6'9" (2.55m x 2.11m)** dual aspect obscure single glazed windows. Three piece white suite with panel enclosed bath, mains fed shower, pedestal hand basin, low level wc. Part tiled walls, recessed lighting. Extractor and built-in shelved cupboard.



**ATTIC ROOM 17'3" x 11'10" (5.27m x 3.65m)** accessed by way of a wooden ladder. Three Velux double glazed windows. Carpeted, eaves storage and heating.

## OUTSIDE

The front garden is screened by high hedging. There are electric gates leading to a long driveway providing parking for 2-3 vehicles, raised flower beds and a good area of lawn. From the driveway are double gates leading to the inner drive which in turn leads to a **BRICK BUILT GARAGE** with up and over door, Velux windows and double glazed French doors and window into the garden. External water supply and lighting.

The rear garden is hedged to all sides, small, decked area and steps down to the main garden which is lawned with some 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 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.

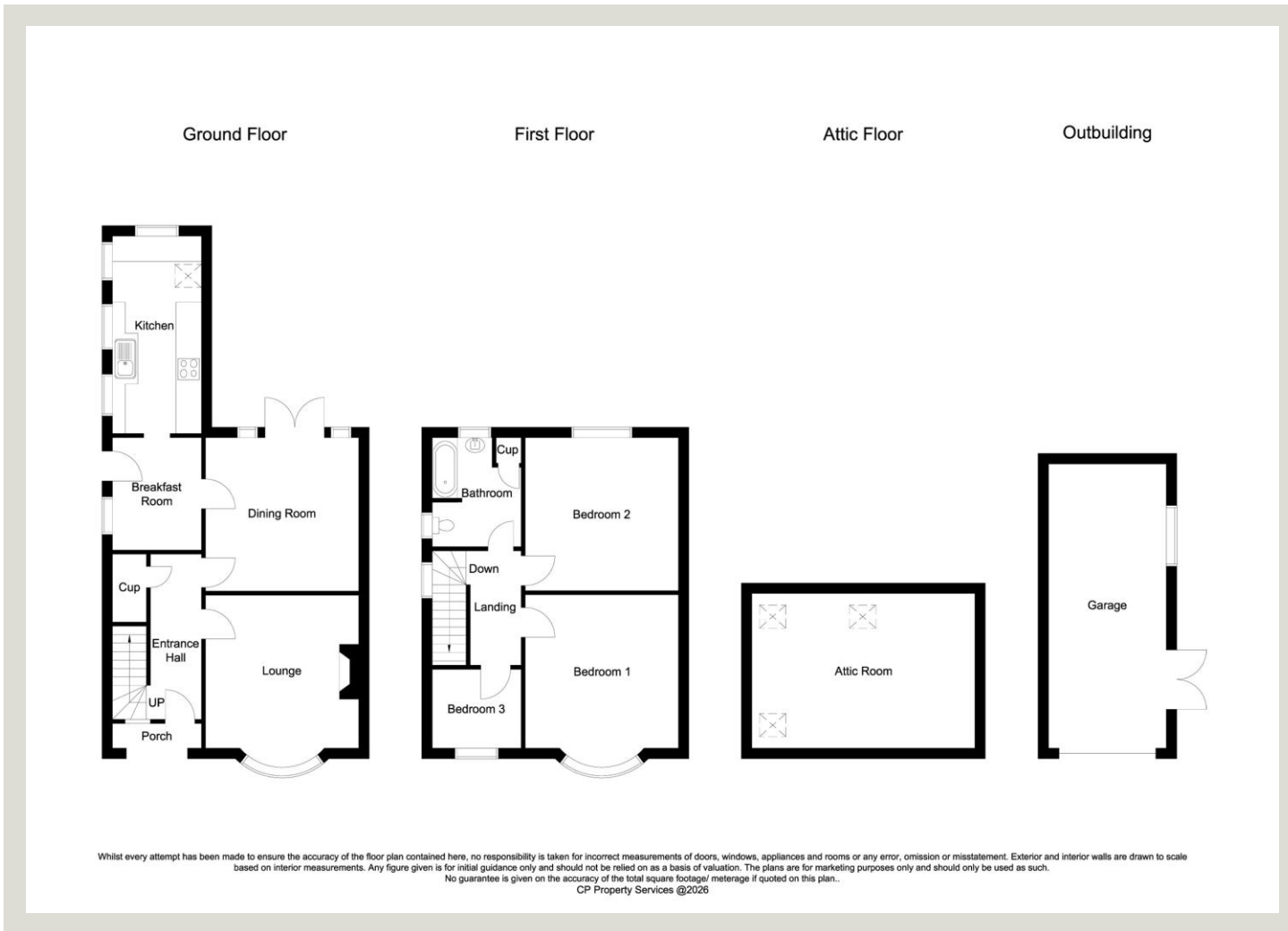
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 January 2026.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## IMPORTANT NOTICES

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