



## 2 THE PADDOCK RETFORD

A unique opportunity to purchase a 1935 built semi detached family home in this small cul-de-sac of similar properties that rarely come to the market. The property is being sold with no onward chain and retains some original style features. There are two reception rooms, a galley kitchen plus the possibility to extend, subject to planning and also space for off road parking.

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**BROWN & CO**

Property and Business Consultants

**OFFERS OVER £200,000**

## 2 THE PADDOCK, RETFORD, DN22 7JD

### LOCATION

The Paddock is a small no through road on the southern fringes of Retford town centre and is within comfortable distance of Retford town centre which provides comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh inter city link. The property is in the catchment area for Bracken Lane School and there are good countryside walks nearby as well as easy access to the A57 and A1.

### DIRECTIONS

What3words:///pirate.grant.loves

### ACCOMMODATION

Part glazed double doors into enclosed

**ENTRANCE PORCH** with tiled walls, quarry tiled flooring, original half glazed door with side window into

**ENTRANCE HALL** period skirtings, stairs to first floor landing, part wood panelled walls, under stairs storage area with lighting. Plate rail.

**CLOAKROOM** white low level wc, pedestal hand basin, laminate flooring, part tiled walls, spotlighting, extractor and wall mounted mirror.

**SITTING ROOM 13'5" x 10'5" (4.11m x 3.21m)** front aspect floor to ceiling double glazed bay window. Feature polished wood fire surround with coal effect gas living flame fire, slate tiled hearth and matching insert. Laminate flooring, period skirtings, picture rail.

**DINING ROOM 12'9" x 10'0" (3.94m x 3.05m)** rear aspect double glazed French doors into the garden. Polished wood fire surround with coal effect gas living flame fire with back boiler and patterned tiled insert and tiled hearth, laminate flooring, period skirtings, picture rail.

**KITCHEN 12'7" x 6'0" (3.88m x 1.86m)** rear aspect double glazed window and door to rear porch. A range of light beech coloured base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine. Built-in Zanussi oven with five ring gas hob above, stainless steel extractor over and stainless steel splashback. Working surfaces with matching upstand. Recess area for upright fridge freezer. Ceramic tiled flooring. Door to

**REAR OPEN PORCH** which leads to a brick built outbuilding.

### FIRST FLOOR

**LANDING** with part wood panelled walls. Period style skirtings, access to roof void.

**BEDROOM ONE 13'4" x 11'0" (4.08m x 3.36m)** front aspect double glazed window. Period skirtings, picture rail. Door to

**DRESSING AREA** with laminate flooring, tongue and groove panelled walls and matching ceiling. Dressing table area with mirror and light surround, telephone point.

**BEDROOM TWO 10'4" x 9'4" (3.18m x 2.85m)** rear aspect double glazed window with views to the garden. Feature fireplace, period skirtings, picture rail, built-in airing cupboard with factory lagged hot water cylinder and fitted immersion.

**BEDROOM THREE 10'4" x 6'10" (3.18m x 2.13m)** rear aspect double glazed window with views to the garden, laminate flooring, period skirtings. Picture rail.

**BATHROOM 7'9" x 5'5" (2.42m x 1.68m)** three piece white suite of roll topped bath with claw feet and handheld mixer tap/shower attachment. Low level wc, pedestal hand basin, laminate flooring, period skirtings, dado rail, extractor. Side aspect double glazed window.

### OUTSIDE

The front is fenced and hedged to all sides with lawn and flower borders and could provide off road parking. To the side is a pedestrian access to the rear of the property.

The rear garden is southerly facing with a paved patio, external water suppl. The garden is of a very good size, fenced to all sides, predominantly lawned with 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 A.

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.

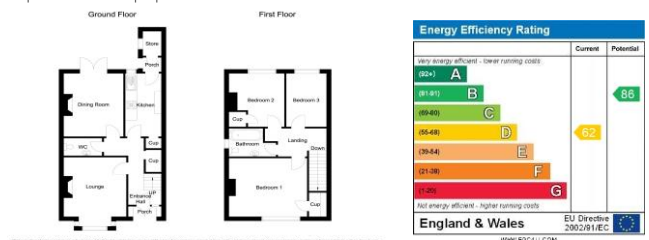
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

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 November 2025.



### IMPORTANT NOTICES

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