



10 GLEBE CLOSE, NORTH WHEATLEY
PRICE GUIDE £450,000 TO £475,000

BROWN & CO

10 GLEBE CLOSE, NORTH WHEATLEY, RETFORD, DN22 9EB

DESCRIPTION

A spacious and extremely well presented detached family home in this small exclusive cul-de-sac on the edge of the popular village of North Wheatley. The property benefits from a large dual aspect lounge with a fitted log burner, well-appointed kitchen dining room which leads into the orangery with glass roof. In addition, there are en suite facilities to the master bedroom, large utility room and detached double garage with electrically operated doors. Other benefits include the nice sized manageable gardens and ample off road parking.

LOCATION

North Wheatley benefits from a wealth of local amenities when combined with its sister village of South Wheatley. These presently include primary school, recreation ground, village hall and post office/convenience store. The village is ideally located for commuting into Retford, Gainsborough and beyond. The area in general has excellent transport links with the A1M lying to the west, Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins). Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words///sunroof.vintages.rent

ACCOMMODATION

Covered entrance with part glazed UPVC door and matching slimline window with leaded light and stained glass insert into

ENTRANCE HALL 16'0" x 6'6" (4.92m x 2.00m) wood effect laminate flooring, stairs to first floor landing with under stairs storage area, telephone point.

CLOAKROOM rear aspect obscure double glazed window. White low level wc, wall mounted hand basin with tiled splashback. Wood effect laminate flooring.

LOUNGE 23'4" x 15'7" (7.12m x 4.78m) front aspect oriel bay window, side aspect double glazed window and rear aspect double glazed French doors leading into the garden. Recessed fireplace with fitted multi fuel burner on raised slate hearth and oak mantel. Wood effect laminate flooring, recessed lighting, telephone point.



KITCHEN DINING ROOM 23'4" x 12'6" (7.12m x 3.83m)

Kitchen Area front aspect double glazed window. An extensive range of cottage style base and wall mounted cupboard and drawer units. Belfast sink with mixer tap, space for American fridge freezer, space for range style cooker with extractor canopy above with wooden plate rack and panelled wall surround and cupboards. Ample working surfaces with matching upstands. Integrated dishwasher. Wood effect laminate flooring.



Dining Area contemporary old school style radiator. Square arch into



ORANGERY 15'2" x 10'4" (4.64m x 3.17m) with several double glazed windows overlooking the garden. French doors leading into the garden and large glazed roof. Wood effect laminate flooring. Wall mounted electric radiator. TV point.



UTILITY ROOM 9'8" x 5'3" (3.00m x 1.62m) side aspect double glazed window. Half glazed UPVC door. A range of wood effect cottage style units, space and plumbing for washing machine, stainless steel circular sink drainer unit with mixer tap, working surfaces. Cupboard

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housing gas fired central heating combination boiler. Access to roof void, laminate flooring.

FIRST FLOOR

LANDING recessed lighting, access to large roof space.

BEDROOM ONE 12'6" x 11'5" (3.85m x 3.50m) rear aspect double glazed window with views to the garden and fields beyond. Door to



EN SUITE BATHROOM 7'6" x 5'4" (2.31m x 1.65m) rear aspect obscure double glazed window. Three piece white suite of P-shaped panel enclosed bath with mixer taps, curved glazed screen, electric shower with handheld attachment and raindrop shower head. Low level wc, pedestal hand basin with mixer taps, wall mounted mirror/light. Tiled walls, chrome towel rail radiator. Recessed lighting and extractor.

BEDROOM TWO 14'2" x 12'0" (4.34m x 3.68m) two front aspect double glazed windows.



BEDROOM THREE 15'6" x 10'4" (4.76m x 3.18m) front aspect double glazed window and side aspect double glazed window. Recessed lighting, TV aerial lead.



BEDROOM FOUR 10'10" x 8'5" (3.34m x 2.58m) rear aspect double glazed window with views to the garden and fields beyond.

FAMILY SHOWER ROOM 7'5" x 7'2" (2.29m x 2.18m) recently refitted, rear aspect double glazed window. Full length shower cubicle with glazed screen, mains fed shower with handheld attachment and raindrop shower head. Vanity unit with mixer and soft close drawers below. White low level wc. Tiled walls, black towel rail radiator. Recessed lighting and extractor.



OUTSIDE

From Glebe Close is access to the block paved driveway with space for several vehicles. The garden is open planned and is lawned with attractive shrub, flower beds and borders. The drive leads to brick built **DETACHED DOUBLE GARAGE** with electrically operated roller door, external lighting, eaves storage, power, light and personal door to the side garden. To the rear of the garage is an aluminium shed. Pedestrian access to the side of the property leading to the rear garden.

The rear garden is a nice size and is fenced, hedged and walled with a good area of lawn, paved patio with external lighting and water supply. A good selection of well stocked and established shrub, flower beds and borders and additional side patio ideal for a hot tub.

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 E.

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.

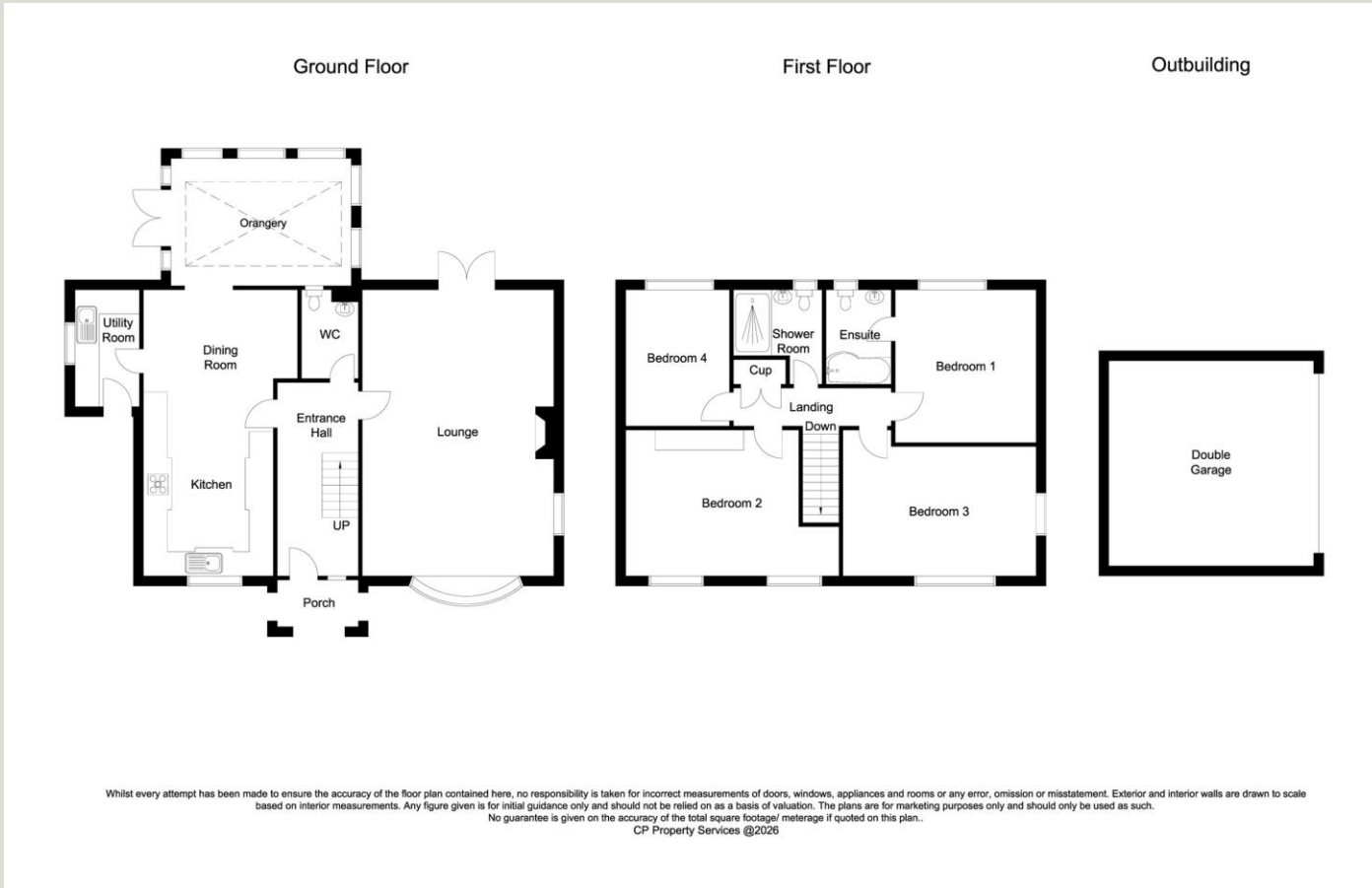
Viewing: Please contact the Retford office on 01777 709112.

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 May 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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