



12 GLEBE CLOSE, NORTH WHEATLEY  
£550,000

BROWN & CO



# 12 GLEBE CLOSE

NORTH WHEATLEY  
RETFORD, DN22 9EB

## DESCRIPTION

A generously proportioned and well equipped detached family home tucked away on Glebe Close in the highly regarded village of North Wheatley.

Extended from original construction, the property now provides light filled living space with a flexible layout, perfect for modern family life.

Accommodation commences with an entrance porch delivering great functionality, opening to an entrance hall from which the staircase ascends to the first floor and leads off to a cloakroom with wc. To the side of the hall is a dual aspect lounge including garden access and attractive focal fireplace with living flame gas fire. To the other side of the hall is a dining room which permits formal entertaining and links directly to the excellent rear aspect fitted breakfast kitchen with an array of integrated appliances. Nestled within one corner is a second sitting room, again with garden access and suitable for a variety of uses – family play, study, gaming, music etc. A useful utility room, and boot room complete the ground floor.

At first floor level, the sleeping space spans the central landing. The main bedroom is rear aspect with an appealing en suite bathroom off. There is a second guest bedroom also with en suite bathroom. The house shower room features a good quadrant shower enclosure with mermaid aqua boarding and the room is retiled in an elegant contemporary style.

Outside the property occupies a good position on Glebe Close with an extensive front block paved driveway terminating at the integral double garage with twin up and over doors, for convenience an internal personal door opens to the utility room.

The gardens wraparound to the side with the principal garden area lying to the rear, landscaped with lawn, perimeter shrubbery and patio extending the width of the rear elevation having multiple access points and ideal therefore for enjoying an indoor/outdoor family life.

The property is equipped with gas fired central heating.





## LOCATION

The property is situated upon the small cul-de-sac of Glebe Close lying on the northern fringe of the ever popular village of North Wheatley.

When combined with its adjoining sister village of South Wheatley, North Wheatley benefits from a wealth of local amenities. Presently these 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

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## ACCOMMODATION

**ENTRANCE PORCH**

**ENTRANCE HALL** staircase.

**CLOAKROOM** wc, basin with tiled splashback, combined radiator/towel warmer.

**LOUNGE 23'3" x 16'0" (7.08m x 4.86m)** triple aspect including garden access. Attractive fireplace with living flame gas fire.

**DINING ROOM 17'6" x 10'10" (5.34m x 3.00m)** front aspect.

**SITTING ROOM 11'4" x 11'0" (3.47m x 3.35m)** multi-functional. Garden access.

**BREAKFAST KITCHEN 17'2" x 12'0" (5.22m x 3.66m)** comprehensive range of shaker light oak style units to wall and floor level including feature accents such as an illuminated pelmet over rear aspect window and wine racking. Extensive granite worktops including 1.5 inlaid sink bowl. An array of integrated appliances including 2 ovens, microwave, induction





hob, contemporary extractor, dishwasher and fridge. Ample dining area, tiled flooring in natural tones.

**UTILITY ROOM 17'4" x 5'4" to 10'0" (5.30m x 1.65m to 3.04m)** with further oak style units to wall and floor level. Granite effect worktops, sink unit, plumbing for washing machine, tumble dryer space, side entrance door, personal door to garage and recess ideal for storage of further appliances. Tiled flooring.

**BOOT ROOM 6'6" x 5'4" (2.00m x 1.65m)** with gas fired central heating boiler. Tiled flooring and previous plumbing for basin etc.

#### FIRST FLOOR

**LANDING** airing cupboard hosting pre lagged hot water cylinder with immersion heater. Two Access hatch's to roof void.

**BEDROOM ONE 17'1" x 13'1" (5.21m x 3.99m)** rear aspect.

**EN SUITE BATHROOM** panelled bath with shower over featuring rainfall and handset. Basin, wc, wainscot panelling, towel warmer.

**BEDROOM TWO 17'1" x 11'10" (5.21m x 3.62m)** front aspect.

**BEDROOM THREE 12'0" x 11'5" (3.66m x 3.48m)** minimum dimensions to front of range of in-built wardrobes in contemporary style with additional useful alcove. Front aspect.

**BEDROOM FOUR 12'4" x 12'4" (3.76m x 3.76m)** dimensions include attractive range of in-built furniture delivering wardrobes, drawers, overhead storage cupboards and kneehole vanity unit all by Sharps. Rear aspect and off to

**EN SUITE SHOWER ROOM** 1100 shower enclosure, basin, wc, further tiles walls, combined radiator/towel warmer.

**BEDROOM FIVE 12'10" x 10'6" (3.92m x 3.20m)** bright dual aspect space with walk-in wardrobe.

**HOUSE SHOWER ROOM** 1100 quadrant shower enclosure with mermaid aqua boarding, basin, wc, attractive contemporary fully tiled walls.

#### OUTSIDE

To the front of the property there is a generous block paved driveway for parking several cars and giving access to the **INTEGRAL DOUBLE GARAGE 17'10" x 17'6" (5.45m x 5.35m)** with two electric roller doors, light, power and personal door to utility room. The gardens are in a wraparound style with principal garden area to the rear and laid to lawn with perimeter shrubbery. Spanning the rear elevation is a generous Indian sandstone patio with multiple access points, further perimeter shrubbery and hard landscaped accents. This area is ideal for alfresco entertaining.

The garden wraps to the side and extends into a peninsular where there is a timber garden store and aluminium greenhouse.

Gated pathways to either side return to the front delivering excellent circulation adding to the practical functionality of this home.



## 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 F.  
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.

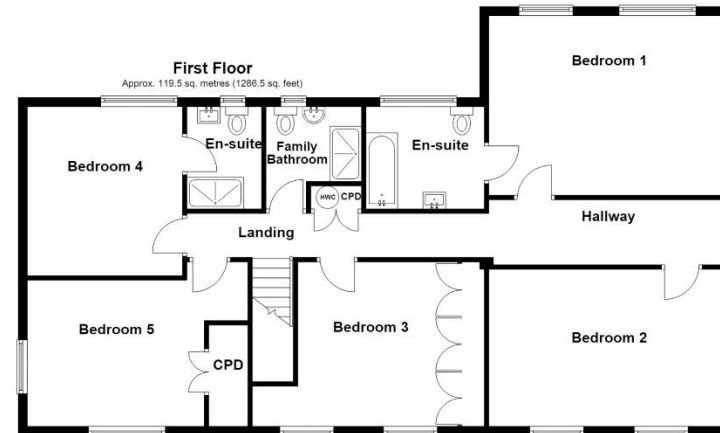
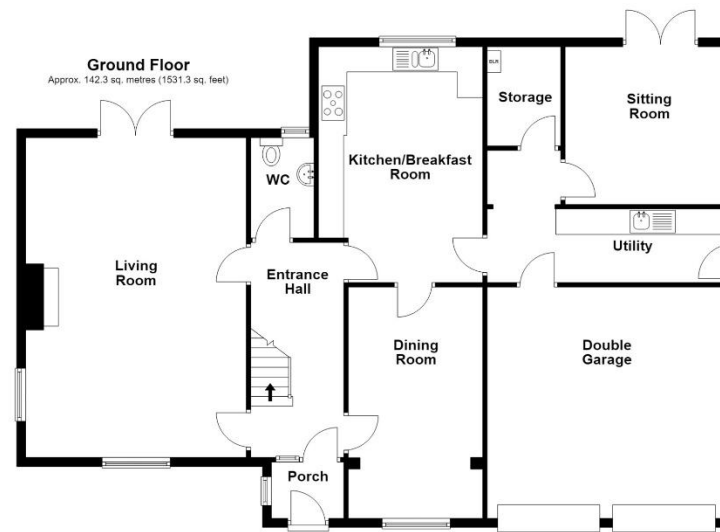
Viewing: Please contact the Retford office on 01777 709112.

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 August 2026.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





Total area: approx. 261.8 sq. metres (2817.7 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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