



48 LIME TREE AVENUE, RETFORD
£425,000

BROWN & CO

48 LIME TREE AVENUE, RETFORD, DN22 7BA

DESCRIPTION

A stunning and immaculately presented Edwardian semi detached family home in this favoured residential location. The property benefits from two large reception rooms, a well-appointed and beautifully presented breakfast kitchen leading to the garden room. There are en suite facilities to the master bedroom and some delightful character features of the property. The added benefit is the attached double garage and enclosed landscaped rear garden. The property has been partially hard wired for smoke and heat detection. There are also network points (2 on the first floor and one on the second floor).

LOCATION

Lime Tree Avenue is a small no through road with the town's Conservation Area. The hospital is close by as well as access to the Chesterfield Canal. The town centre of Retford provides comprehensive shopping, leisure and recreational facilities as well as schools for all age groups which are also within walking distance. The town centre offers a mainline railway station on the London to Edinburgh inter city link. The A1 is to the west which links to the wider motorway network.

DIRECTIONS

What3words///plans.rise.clocks

ACCOMMODATION

Part glazed composite door with matching slimline windows into

ENTRANCE HALL period style skirtings, dado rail, corning and ornate corbels. Old school style fashion radiators. Engineered oak flooring, under stairs storage areas, stairs to first floor landing, strip wooden door to

LOUNGE 16'0" x 14'6" (4.89m x 4.44m) measured to front aspect double glazed floor to ceiling square bay window. Feature mahogany Edwardian fire surround with matching mantel,

patterned tiled surround and insert with matching hearth and non-functional feature fire. Period style skirtings, picture rail, corning and TV point.



DINING ROOM/SECOND SITTING ROOM 14'4" x 12'10" (4.39m x 3.96m) rear aspect with floor to ceiling double glazed window looking into the garden room and garden. Stained wood feature fire surround with Victorian style fireplace with tiled insert and brick hearth. Period style skirtings, plate rack, picture rail, corning and contemporary lighting. TV point.



BREAKFAST KITCHEN 23'4" x 11'10" (7.12m x 3.65m) nicely appointed room and fitted in a dark green colour by Wren with

integrated larder fridge and freezer, two Neff electric ovens, five ring gas hob with stainless steel and black extractor above and copper splashback. 1 ¼ inset sink with mixer tap, Quooker mixer tap, integrated dishwasher, Quartz working surfaces and matching upstand, part tiled walls, Herringbone style flooring into the breakfast area which has a matching range of cupboard and drawer units. Recessed fireplace, TV point above. The breakfast/dining area has ¾ glazed double doors into garden room. Recessed lighting and vaulted ceiling with Velux to one end.



GARDEN ROOM 32'10" x 9'7" (10.04m x 2.94m) vaulted ceiling, industrial style radiators, wooden frame double glazed windows. Half vaulted ceiling with three large double glazed Velux windows. Step down to the lower area with ceramic tiled flooring and French doors into the garden, recessed lighting, door to



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UTILITY ROOM 7'2" x 5'7" (2.18m x 1.75m) with rear aspect double glazed window. High level Velux spotlighting. Dove grey range of base and wall mounted cupboards. Stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine and dishwasher, wood effect working surfaces, ceramic tiled flooring, anthracite towel rail radiator. High level Velux. Door to

CLOARKOOM rear aspect obscure double glazed window. White low level wc, rectangular vanity unit with dove grey cupboard below, mixer tap and tiled splashback. Ceramic tiled flooring, recessed lighting and extractor.

Staircase to split level landing with oak bannisters and handrail and leading to the **FIRST FLOOR LANDING** with period skirtings, dado rail, access to roof void with light, ladder, boarded and with high level window. Additional staircase to the second floor.

BEDROOM ONE 15'9" x 10'9" (4.85m x 3.32m) measured to front of good range of floor to ceiling built-in wardrobes and drawers with ample hanging and shelving space. Three double glazed windows overlooking the front aspect. Part curved wood panelled wall. Door to wardrobe with ample hanging and shelving space, period skirtings. Door to



EN SUITE SHOWER ROOM 8'5" x 6'3" (2.59m x 1.93m) side aspect obscure double glazed window. Large tile enclosed curved walk-in shower cubicle with tiled walls, mains fed shower with raindrop shower head and glazed screen. Tiled walls, tiled flooring. Low level wc with concealed cistern in wood effect surround, matching vanity unit with inset sink with mixer tap, tiled splashback and matching drawers below. Chrome towel rail radiator, recessed lighting and extractor.

BEDROOM TWO 14'6" x 12'10" (4.44m x 3.95m) rear aspect double glazed window with views to the garden. Victorian style fireplace, period style skirtings, picture rail.



Bedroom Two

BEDROOM FIVE/OFFICE 9'2" x 8'7" (2.79m x 2.65m) side aspect double glazed window. An extensive range of navy blue coloured fitted office furniture with wood effect desk, internet connection, TV and telephone points.

FAMILY BATHROOM 10'0" x 8'0" (3.06m x 2.47m) two side aspect obscure double glazed windows. Five piece suite comprising free standing slipper bath with contemporary mixer tap, two hand basins with mixer taps and slate grey cupboards below. Low level wc with concealed cistern, white display surfaces above. Walk-in shower cubicle with glazed screen, mains fed shower with handheld shower attachment and raindrop shower head. Ceramic tiled walls, UPVC ceiling with recessed lighting and extractor, touch screen mirror, grey coloured towel rail radiator. Tiled display recess.



Dog legged turning staircase to **SECOND FLOOR LANDING** high level Velux window. Telephone point.

BEDROOM THREE 16'9" x 9'0" (5.14m x 2.78m) measured to front of range of built-in bedroom furniture with wardrobes, drawers and display shelving. Side aspect double glazed window. TV point, recessed lighting.

BEDROOM FOUR 12'3" x 9'2" (3.75m x 2.79m) side aspect obscure double glazed window. Built-in double wardrobe with drawers below. Additional storage cupboard with shelves above and matching chest of drawers. Recessed lighting, TV aerial lead.

OUTSIDE

The front is open planned with a semicircular slated area with brick edging. Block paved path and driveway with space for one car leading to **DETACHED DOUBLE GARAGE** being brick built with up and over door and pedestrian access to the rear garden. Power and lighting. EV charger.

The rear garden is fenced and walled to all sides. Large, paved patio with brick built chiminea. Small ornamental pond, raised shrub, flower beds and borders. Raised paved patio area with pagoda above with brick edging and water feature. The garden is mainly lawned with a curved brick path to the rear of the plot which has additional paved patio with open **SUMMER HOUSE** with pitched roof and a further additional patio area, log store and additional raised 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 C.

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.

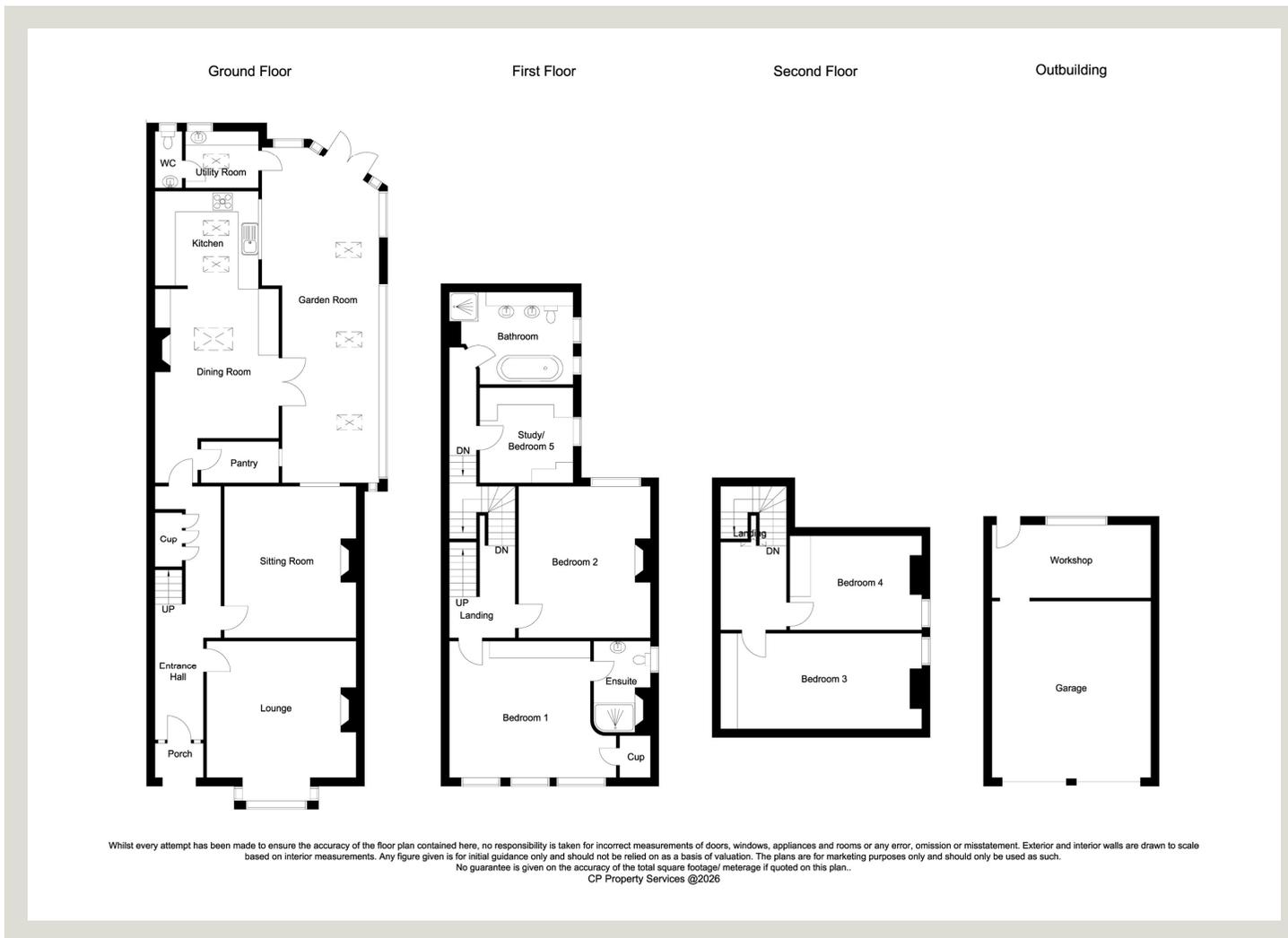
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

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 March 2026.



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