



SUUNYBANK. 15 RAGLAN ROAD, RETFORD
£285,000

BROWN & CO

15 RAGLAN ROAD, RETFORD, DN22 6LN

DESCRIPTION

An extended Victorian semi detached family home with spacious accommodation throughout and being offered for sale in good order. The property retains many original style features and is situated on a corner plot with high hedging giving a good degree of privacy and there is ample off road parking to the rear.

LOCATION

Raglan Road is close to the heart of Retford town centre and overlooks the Chesterfield Canal. The town centre provides comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. There are schools for all age groups close by and good countryside walks which are accessible from the Chesterfield Canal.

DIRECTIONS

What3words///bigger.elite.gently

ACCOMMODATION

Part glazed composite door to

ENTRANCE HALL with part wood panelled walls, stairs to first floor landing.

SITTING ROOM 13'6" x 13'6" (4.41m x 4.14m) front aspect double glazed window. Painted fire surround with inset log burner on slate hearth, stained wood flooring, period style skirtings, picture rail, wall light points, TV aerial point.



DINING ROOM 13'6" x 13'5" (4.13m x 4.11m) front aspect double glazed French doors leading into the front garden. Recessed fireplace with fitted log burner and tiled raised hearth. Dado rail, exposed ceiling timbers, part wood panelled walls, ceramic tiled flooring, period skirtings, under stairs storage cupboard, square arch to



KITCHEN 13'7" x 11'3" (4.16m x 3.45m) side aspect double glazed window and half glazed UPVC door leading into the garden. An extensive range of cream coloured shaker style base and wall mounted cupboard and drawer units. 1 1/4 stainless steel sink drainer unit with mixer tap. Space and plumbing below for

washing machine and dishwasher. Hotpoint built-in electric oven and grill, five ring gas hob with stainless steel splashback and extractor above. Ample working surfaces with matching upstands, wood panelled surround covering the wall mounted Worcester Bosch gas fired central heating combination boiler, concealed lighting, exposed ceiling timbers, recessed lighting, ceramic tiled floor.



OFFICE/PLAYROOM 15'4" x 7'3" (4.69m x 2.21m) two double glazed windows overlooking the garden. Exposed timbers.



BATHROOM 7'8" x 6'5" (2.39m x 1.99m) side aspect obscure double glazed window. Three piece white suite of panel enclosed bath, mains fed shower with glazed shower screen, low level wc, pedestal hand basin, part tiled walls, chrome towel rail radiator.



FIRST FLOOR

LANDING with rear aspect obscure double glazed window with patterned insert.

BEDROOM ONE 13'6" x 13'6" (4.14m x 4.14m) front aspect double glazed window with views to the Chesterfield Canal. Feature Victorian fire surround and cast iron fire with slate hearth. Stained timber flooring, period skirtings, access to roof void. TV aerial lead, part wood panelled walls.



BEDROOM TWO 13'5" x 10'3" (4.11m x 3.13m) front aspect double glazed window with views to the Chesterfield Canal. Built-in over stairs storage cupboard, period skirtings.



BEDROOM THREE 11'0" x 8'7" (3.38m x 2.65m) side aspect double glazed window with views to the garden, TV aerial lead.

FAMILY SHOWER ROOM 7'7" x 5'2" (2.34m x 1.58m) corner fitted aqua board enclosed shower cubicle with glazed screen and mains fed shower. Low level wc, pedestal hand basin, part tiled walls, chrome towel rail radiator, recessed lighting, extractor.



OUTSIDE

The front is screened by high hedging, large wooden gate giving access to the front garden which is well stocked and has a good selection of well stocked and established shrubs. Small triangular area of lawn, paved path to the front and paved patio.

The side and rear gardens are screened by high hedging with a pebbled area for low maintenance, established shrubs, additional paved patio, external water supply and lighting. From Alma Road is a double wooden gate giving access to the pebbled driveway with space for several vehicles. Large timber shed/workshop.

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 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.

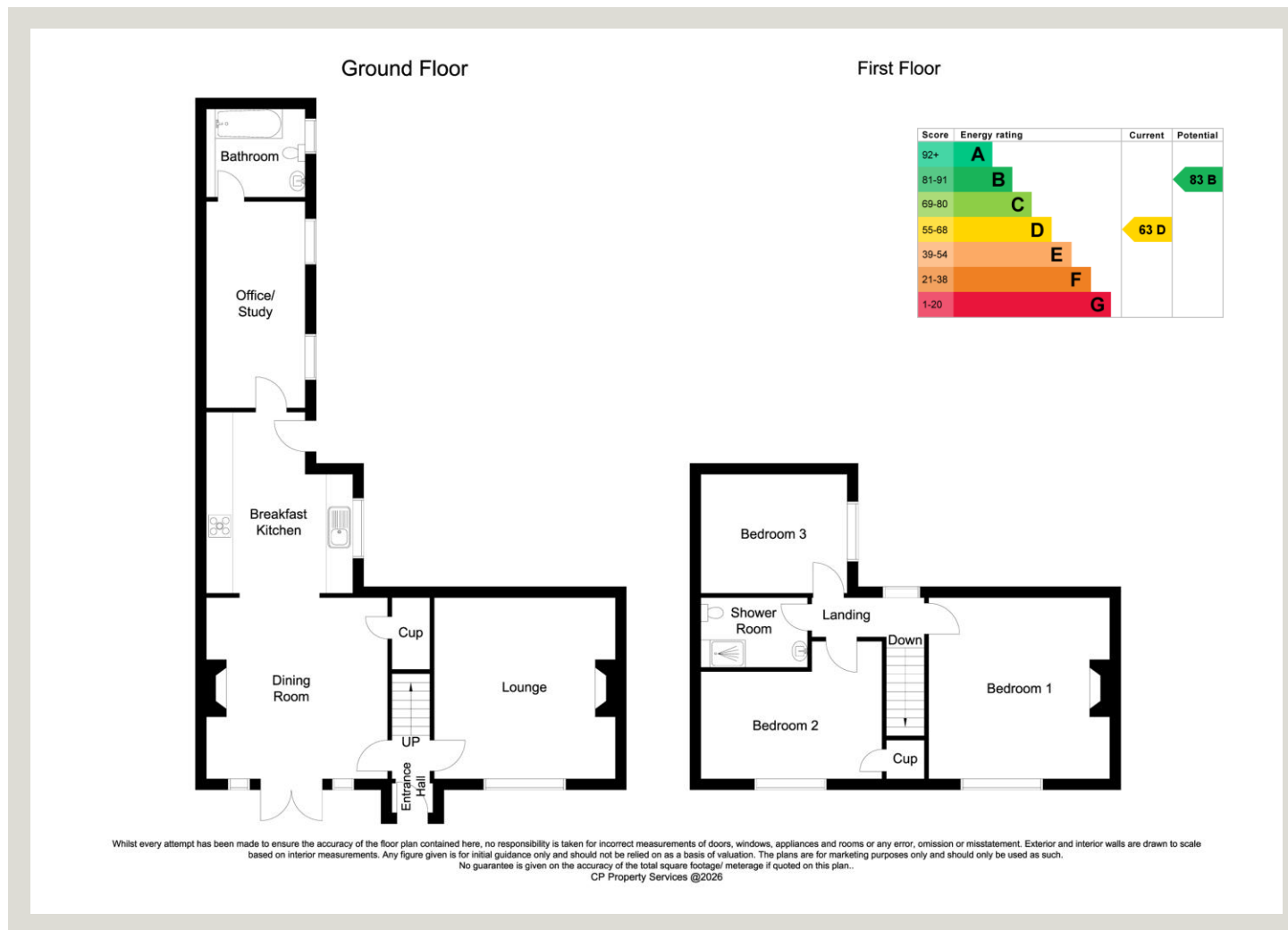
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

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 July 2026.



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