



38 NEWLANDS, RETFORD
£300,000

BROWN & CO

38 NEWLANDS, RETFORD, DN22 7FA

DESCRIPTION

A nicely presented and recently constructed four bedroom detached family home with the added benefit of a larger than average garden. There are two good sized reception rooms, driveway with space for 2-3 vehicles and an EV charging point. Modern kitchen and bathrooms and a utility room.

LOCATION

38 Newlands is on the popular development on the fringes of Retford town centre and has local amenities close by on Ollerton Road such as Co-op, Spar and post office. There is school for all age groups within comfortable distance and the A1 and A57 are also close by. The town centre provides comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link.

DIRECTIONS

From our office on Grove Street drive through the market square and take the turning onto Bridgegate. At the roundabout turn left onto Hospital Road and head out of Retford. Proceed passed Retford Oaks Academy. At the next mini roundabout turn left onto Ordsall Road, continue along Ordsall Road crossing the railway bridge and take the second right onto Newlands. Follow the road around to the left and just before the junction no. 38 will be found on the right hand side.

ACCOMMODATION

Part glazed composite doors into

ENTRANCE HALL with wood grain laminate flooring, turning stairs to first floor landing, central heating thermostat, under stairs storage cupboard.

CLOAKROOM side aspect obscure double glazed window, white low level wc, corner mounted hand basin, part tiled walls, extractor, wood grain effect laminate flooring.

LOUNGE 15'4" x 11'6" (4.69m x 3.54m) rear aspect double glazed French doors into the garden with side light windows, TV point.



DINING ROOM 13'3" x 8'10" (4.06m x 2.74m) front aspect double glazed window, TV point. Wood grain effect laminate flooring.



KITCHEN 11'6" x 10'3" (3.54m x 3.15m) rear aspect double glazed window, mushroom coloured high gloss base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink drainer unit with mixer tap, integrated dishwasher, built in electric oven, four ring halogen hob with stainless steel splashback and extractor above, integrated fridge and freezer, ample wood effect working

surfaces and matching upstand, wood grain effect laminate flooring. Central spotlight. Door to



UTILITY ROOM 6'6" x 6'0" (2.02m x 1.85m) side aspect half glazed door to driveway, matching base and drawers cupboards to the kitchen, working surface and matching upstand, space and plumbing for washing machine, space for one further appliance. Additional working surfaces, wall mounted gas fired central heating combination boiler.

FIRST FLOOR

LANDING front aspect double glazed window, access to roof void. Built in linen cupboard with good range of shelving.

BEDROOM ONE 12'5" x 11'0" (3.82m x 3.37m) rear aspect double glazed window with views overlooking the garden. Built in double wardrobe with ample hanging and shelving space. Door to



EN SUITE SHOWER ROOM side aspect double glazed window, tile enclosed shower cubicle with glazed screen and bifold door and handheld shower attachment. Pedestal hand basin with tiled splashback, low level wc, chrome towel rail radiator and extractor.

BEDROOM TWO 13'5" x 9'0" (4.11m x 2.77m) front aspect double glazed window.



BEDROOM THREE 11'0" x 8'3" (3.36m x 2.52m) front aspect double glazed window.



BEDROOM FOUR 11'0" x 9'7" (3.37m x 2.94m) rear aspect double glazed window with views overlooking the garden, telephone and TV points.

FAMILY BATHROOM side aspect obscure double glazed window, three piece white suite with handheld mixer tap shower attachment, pedestal hand basin with tiled splashback, low level wc, part tiled walls, extractor, chrome towel rail radiator.



OUTSIDE

The front is open planned with paved path to the front door. Shrub borders to either side. Driveway providing parking for 2 vehicles with ev charging point and in turn leads to brick built pitched roof **DETACHED SINGLE GARAGE** with up and over door, power, light and personal door to garden. Wooden gate leading into the rear garden.

The rear garden is larger than average and is fenced to all sides. Full width paved patio with external socket, light and water supply. The garden is mainly lawned with established shrub, flower beds and borders. Small piece of garden behind the garage which could be ideal for a shed.

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 D.

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.

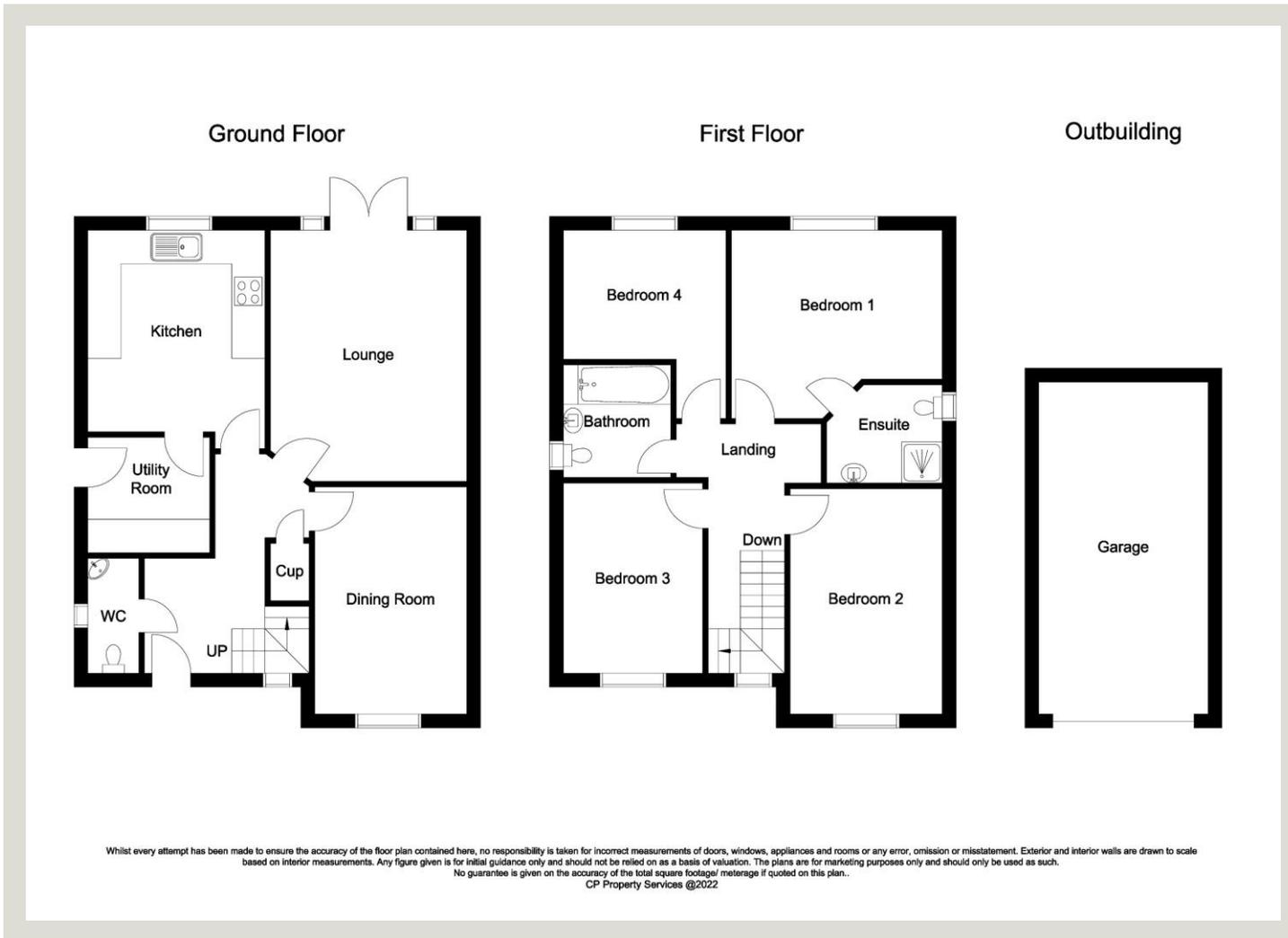
Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in October 2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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