



116 BIGSBY ROAD, RETFORD
£450,000

BROWN & CO

116 BIGSBY ROAD, RETFORD, DN22 6SF

DESCRIPTION

An extended and immaculately presented four bedroom detached family home on the edge of the this favoured residential location of Retford town centre. There are many benefits to the property including a dual aspect lounge, an open plan and extended kitchen family dining room as well as an additional study/playroom. Other benefits include a large utility room, ample off road parking, single garage and brick built shed/workshop to the side. The property is well set back from Bigsby Road and the large rear garden is east south easterly facing with full width patio and a good area of lawn.

The property offers great potential for further extensions (STP).

LOCATION

Bigsby Road is on the outskirts of Retford town centre, accessible to countryside walks and Chesterfield Canal. Retford town centre offers comprehensive shopping, leisure and recreational facilities.

DIRECTIONS

What3words///wished.hoping.straw

ACCOMMODATION

Covered entrance with part glazed composite door with obscure double glazed window to the front into

ENTRANCE HALL 16'0" x 7'9" (4.92m x 2.42m) maximum dimensions with dog legged turning staircase to gallery style landing. Ceramic tiled flooring, recessed lighting, deep under stairs storage cupboard.

CLOAKROOM front aspect obscure double glazed window. White low level wc, matching pedestal hand basin with mixer tap and tiled splashback, ceramic tiled flooring, recessed lighting and extractor.

LOUNGE 20'3" x 12'9" (6.19m x 3.94m) front aspect double glazed oriel bay window overlooking the attractive front garden. Double glazed window overlooking the rear garden. Feature recessed open fire set on raised tiled hearth with tiled surround. TV and telephone points.



STUDY 12'4" x 9'7" (3.77m x 2.97m) Vinyl tiled flooring, ample power points and recessed lighting. would also make a great playroom.

KITCHEN 22'5" x 8'7" (6.87m x 2.66m) dual aspect double glazed windows to side and front. A mixture of cream coloured shaker style cupboard and drawer units and wood grain units. Single sink drainer unit with mixer tap, space and plumbing below for dishwasher and one further appliance. Larder cupboard, built-in Blomberg electric oven, Neff four ring gas hob with Perspex splashback and black extractor canopy above. Ample working surfaces with matching upstands, recessed lighting, half glazed door to utility room. This is an L-shaped room and leads to the



DINING AREA 9'7" x 8'0" (2.96m x 2.45m) which has double glazed windows to front and rear overlooking the garden. Ceramic tiled flooring.



UTILITY ROOM 11'7" x 9'6" (3.56m x 2.91m) rear aspect double glazed window and UPVC door into the garden. A good range of base and wall mounted wood grain effect cupboard and drawer units, single stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine. Cupboard housing Ideal gas fired central heating boiler, space for upright fridge freezer, ample

working surfaces with tiled splashback. Ceramic tiled flooring. Floor to ceiling cloaks cupboard.

FIRST FLOOR GALLERY STYLE LANDING front aspect double glazed window. Recessed lighting. Access to roof void.

BEDROOM ONE 18'8" x 8'9" (5.73m x 2.72m) maximum dimensions, rear aspect double glazed window. Built-in wardrobes with ample hanging and shelving space. Telephone point, TV point, recessed lighting. Door to



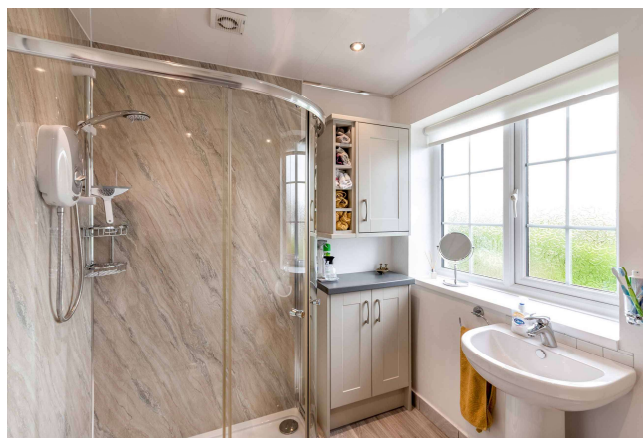
EN SUITE SHOWER ROOM 7'7" x 5'2" (2.34m x 1.58m) side aspect obscured double glazed window. A good sized corner fitted shower cubicle with glazed screen, aqua board surround and mains fed shower attachment. Low level wc, pedestal hand basin with mixer tap. Part tiled walls towel rail radiator, additional wall mounted Levante electric convector heater, UPVC ceiling, extractor, recessed lighting.

BEDROOM TWO 12'9" x 9'10" (3.92m x 3.04m) measured to front of built-in double wardrobes with ample hanging and shelving space, one of them being mirror fronted. Rear aspect double glazed window with views to the garden, telephone point.

BEDROOM THREE 15'10" x 9'7" (4.87m x 2.96m) rear aspect double glazed window. Built-in double wardrobe with shelving and cupboard above.

BEDROOM FOUR 12'10" x 10'0" (3.96 x 3.08m) front aspect double glazed window with views to open countryside, TV point.

FAMILY SHOWER ROOM 7'6" x 6'5" (2.33m x 1.97m) front aspect obscure double glazed window. A good sized corner fitted shower cubicle with glazed screen, aqua board surround, electric shower with handheld attachment, pedestal hand basin with mixer tap and tiled splashback, low level wc, built-in cupboard with shelving above. UPVC ceiling, extractor fan, recessed lighting and towel rail radiator.



OUTSIDE

The front garden is well established and is of a good size, mainly lawned with hedging and fencing to all sides. Some established shrub and flower borders. Ample driveway access via double gates leading to **ATTACHED SINGLE GARAGE 18'0" x 8'2" (5.49m x 2.51m)** personal door. **CARPOR**, pedestrian access to the rear.

The rear garden is east south easterly facing with a side paved patio area, external lighting and water supply. A good sized aluminium greenhouse. The garden is fenced to all sides, large full width raised paved patio with circular design, dwarf brick wall and steps down to the main garden which is predominantly lawned with some established shrub, flower beds and borders including a couple of fruit trees. Three raised vegetable beds. UPVC door to attached brick built **SHED/WORKSHOP 18'3" x 7'8" (5.59m x 2.38m)** with power and lighting

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.

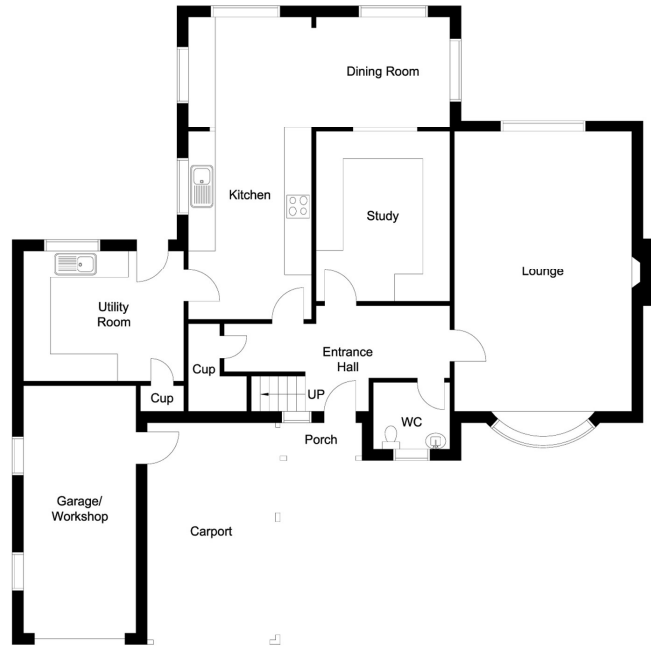
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 April 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 | | |

Ground Floor



First Floor



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No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2026



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29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

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