



11 LORDS COURT, RETFORD
£315,000

BROWN & CO

11 LORDS COURT, RETFORD, DN22 7WL

DESCRIPTION

A nicely presented four bedroom detached family home in this small cul-de-sac on the edge of this popular modern development. The property benefits from a good sized living room with bay window, open plan kitchen dining living room to the rear leading directly into the garden as well as a cloakroom and utility room. There are en suite facilities and fitted wardrobes to the main bedroom and three additional double bedrooms and family bathroom. Externally there is parking for two cars as well as having an integral single garage. The garden is mostly walled and is west facing.

LOCATION

Lords Court is situated on this very popular development and provides good access to the school on Ordsall Road as well as accessibility to Retford town centre with its comprehensive shopping, leisure and recreational facilities and within comfortable walking distance of the mainline railway station. There are good links to the A1 and A57 linking to the wider motorway network and good countryside walks are available via the Chesterfield Canal and River Idle.

DIRECTIONS

What3words:///became.sports.blues

ACCOMMODATION

Part glazed composite door to

ENTRANCE HALL with stairs to first floor landing. Under stairs storage cupboard.

LOUNGE 19'9" x 10'7" (6.07m x 3.25m) measured to front aspect double glazed square bay window. TV aerial lead.



OPEN PLAN KITCHEN DINING LIVING ROOM 17'2" x 15'0" (5.24m x 4.60m)

Dining/Living Room square double glazed bay window with French doors leading into the garden and side light windows. Opening to



Kitchen Area cream coloured base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing below for dishwasher. Built-in Electrolux oven, space for upright fridge freezer. Ample wood effect working surfaces with matching upstand. Four ring gas hob with stainless steel splashback and extractor canopy above.



UTILITY ROOM 6'0" x 5'6" (1.84m x 1.70m) with half glazed composite door to the garden. Matching range of base and wall cupboard and drawer units, space and plumbing for washing machine and one further appliance. Wood effect working surfaces with matching upstand. Door to

CLOAKROOM side aspect obscure double glazed window. White low level wc, corner fitted pedestal hand basin with tiled splashback.

FIRST FLOOR LANDING with access to roof void with light, ladder and partially boarded. Built-in airing cupboard with hot water cylinder.

BEDROOM ONE 13'7" x 11'3" (4.17m x 3.45m) front aspect double glazed window. Built-in range of wardrobes with sliding doors and ample hanging and shelving space. Door to



BEDROOM TWO 12'9" x 8'10" (3.93m x 2.73m) front aspect double glazed window.



EN SUITE SHOWER ROOM 9'0" x 6'6" (2.00m x 1.67m) front aspect obscure double glazed window. Tile enclosed shoer cubicle with glazed liding doors, mains fed shower with handheld attachment, pedestal hand basin with mixer tap and tiled splashback. Low level wc, extractor.



BEDROOM THREE 11'5" x 9'8" (3.51m x 2.99m) rear aspect double glazed window.

BEDROOM FOUR 9'6" x 9'3" (2.94m x 2.84m) (currently used as a dressing room). Rear aspect double glazed window with views to the garden.

FAMILY BATHROOM 6'7" x 6'2" (2.04m x 1.90m) rear aspect obscure double glazed window. Three piece white suite of panel enclosed bath with mains fed shower and handheld attachment and glazed screen. Low level wc, pedestal hand basin with mixer tap and tiled splashback. Part tiled walls, tiled windowsill, extractor fan.



OUTSIDE

The front is open planned and pebbled for low maintenance with lavender border and small area of lawn. There is a tarmac driveway with space for two cars side by side. Pedestrian access to the side with shrub surrounds. The drive leads to **INTEGRAL SINGLE GAARGE** with electric operated roller door, power and lighting and also houses the wall mounted gas fired central heating boiler.

The rear garden is mainly walled and fenced. Full width paved patio, external water supply and lighting. Additional stoned area for low maintenance. Wrought iron railings separating the lawned area of the garden with established 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 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.

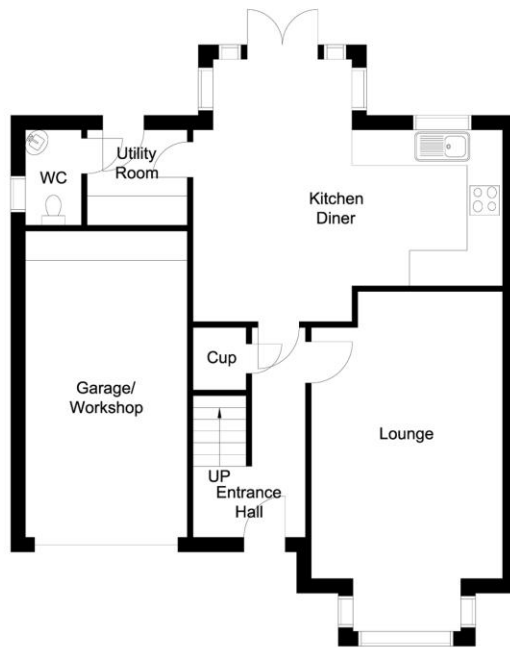
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

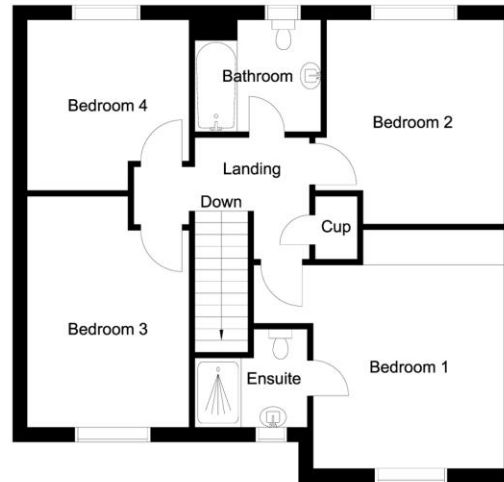
These particulars were prepared in September 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
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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