



59 London Road, Retford, DN22  
7DT



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# £300,000

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## Key Features

- CLOSE TO TOWN CENTRE
- EXCELLENT TRANSPORT LINKS
- PERIOD FEATURES THROUGHOUT
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- STUDY DRESSING ROOM
- EPC RATING E
- FREEHOLD





Step inside this exceptional four-bedroom townhouse in the heart of Retford, Nottinghamshire; a rare opportunity to secure a home bursting with character, space, and standout appeal. Spread across multiple levels, this impressive property delivers the perfect blend of period charm and modern comfort, making it an irresistible choice for families.

The welcoming lounge creates an immediate sense of warmth, centred around a beautiful AGA multi-fuel stove that sets the scene for cosy evenings. Original period features flow throughout, adding personality and timeless elegance at every turn. Entertaining is effortless with a dedicated dining room ideal for hosting, while the well-planned kitchen offers practical workspace for everyday living.

Versatility is built into the design, with an additional study or dressing room ready to adapt to your lifestyle; whether you need a home office, creative space, or extra storage. A well-appointed family bathroom completes the accommodation with style and convenience.

Outside, the appeal continues. A private garden provides your own peaceful retreat, perfect for unwinding, entertaining guests, or cultivating a beautiful outdoor haven. A dedicated driveway offers the luxury of off-street parking; a valuable asset in such a central location. Efficient gas central heating ensures year-round comfort, and with freehold tenure, you can enjoy complete long-term security and ownership confidence.

Spacious, charming, and ready to welcome its next owners, it stands out as one of Retford's most attractive opportunities.

EPC rating: 'E'.

Local area:

Perfectly positioned just a short walk from Retford's vibrant town centre, this property offers exceptional convenience with a wealth of amenities right on the doorstep. Families will appreciate the sought after school catchment, while the wider Nottinghamshire setting blends charming local character with everything you need for modern living.

Enjoy effortless access to shops, schools, and superb transport connections – including direct rail links to London and excellent road links via the A1 and M1. Whether you're commuting, exploring local attractions, or simply enjoying the community feel, this location delivers outstanding practicality and lifestyle appeal.

### Porch

UPVC double glazed front door with tiled flooring and an internal door leading into the entrance hall.

### Entrance Hall

A spacious and welcoming hallway with high ceilings, decorative coving and a staircase to the first floor. Features include two panel radiators, a telephone point and a fitted corner storage cupboard. Doors provide access to all ground-floor rooms.

### Sitting Room 4.09m x 3.95m (13'5" x 13'0")

A well-proportioned and cosy reception room with a uPVC double glazed bay window to the front. The room features an AGA 5KW multi-fuel stove set on a stone





hearth with mantel, high skirting boards, coving, panel radiator, TV point and telephone point.

### Dining Room 4.37m x 3.97m (14'4" x 13'0")

A generous dining room with high ceilings and a uPVC double glazed front window. Benefits include a panel radiator, wall lighting, serving hatch to the kitchen and an electric fire with stone hearth and mantel. The room comfortably accommodates a six-seater table and could also be used as a second lounge.

### Family Room 3.98m x 3.35m (13'1" x 11'0")

A versatile room with a uPVC double glazed window to the rear, panel radiator and built-in shelving. Currently used as a utility area, it offers excellent potential as a family room or additional living space.

### Kitchen 3.98m x 3.7m (13'1" x 12'1")

A well-equipped kitchen fitted with base and wall units, timber-effect worktops and tiled splashbacks. Features include a stainless steel sink with mixer tap, space and plumbing for a washing machine and dishwasher, space for an under-counter fridge and freezer, and a four-ring gas cooker. The Glow Worm gas boiler is housed within the chimney breast. Additional benefits include two storage cupboards, vinyl flooring and a rear-facing double glazed window.

### Rear Porch

A light and useful space with double glazed windows and a door opening into the garden. Ideal for coats, shoes and everyday storage.

### 1st Floor-Landing

A bright landing with a feature arched window to the rear, high ceilings and decorative coving. Provides access to all bedrooms and the bathroom.

### Bedroom One 4.39m x 3.98m (14'5" x 13'1")

A spacious master bedroom with fitted wardrobe, double glazed window to the front and panel radiator.

### Bedroom Two 4.08m x 3.73m (13'5" x 12'2")

A large double bedroom, similar in size to the master, with fitted wardrobe, front-facing window and panel radiator.



### Bedroom Three 3.97m x 3.34m (13'0" x 11'0")

A well-sized double bedroom with rear-facing window, panel radiator and Karndeian parquet flooring.

### Bedroom Four 2.77m x 1.94m (9'1" x 6'5")

A single bedroom with rear-facing double glazed window, ideal as a child's room or nursery.

### Study 2.71m x 1.42m (8'11" x 4'8")

A versatile room with front-facing window and full-height shelving. Provides access to the loft and is suitable for use as a home office, dressing room or walk-in wardrobe.

### Family Bathroom 3.67m x 2m (12'0" x 6'7")

A generous bathroom fitted with a WC, pedestal wash basin and panelled bath with Mira power shower. Features include tiled walls, Karndeian flooring, storage cupboard, panel radiator and obscured rear window.

### Externally

Front and Driveway: Accessed from London Road, the property benefits from a gated concrete driveway providing parking for up to four vehicles. A mature hedge offers excellent privacy. The front garden is mainly laid to lawn with established borders.

Rear Garden: The rear garden is mainly laid to lawn with mature planting and enclosed boundaries. A private patio area in the rear corner provides an ideal space for outdoor seating and entertaining.

### Outbuildings

Two attached outbuildings provide useful storage. One is used as a garden shed and the other as a log and coal store, both retaining original character features.

### Disclaimer

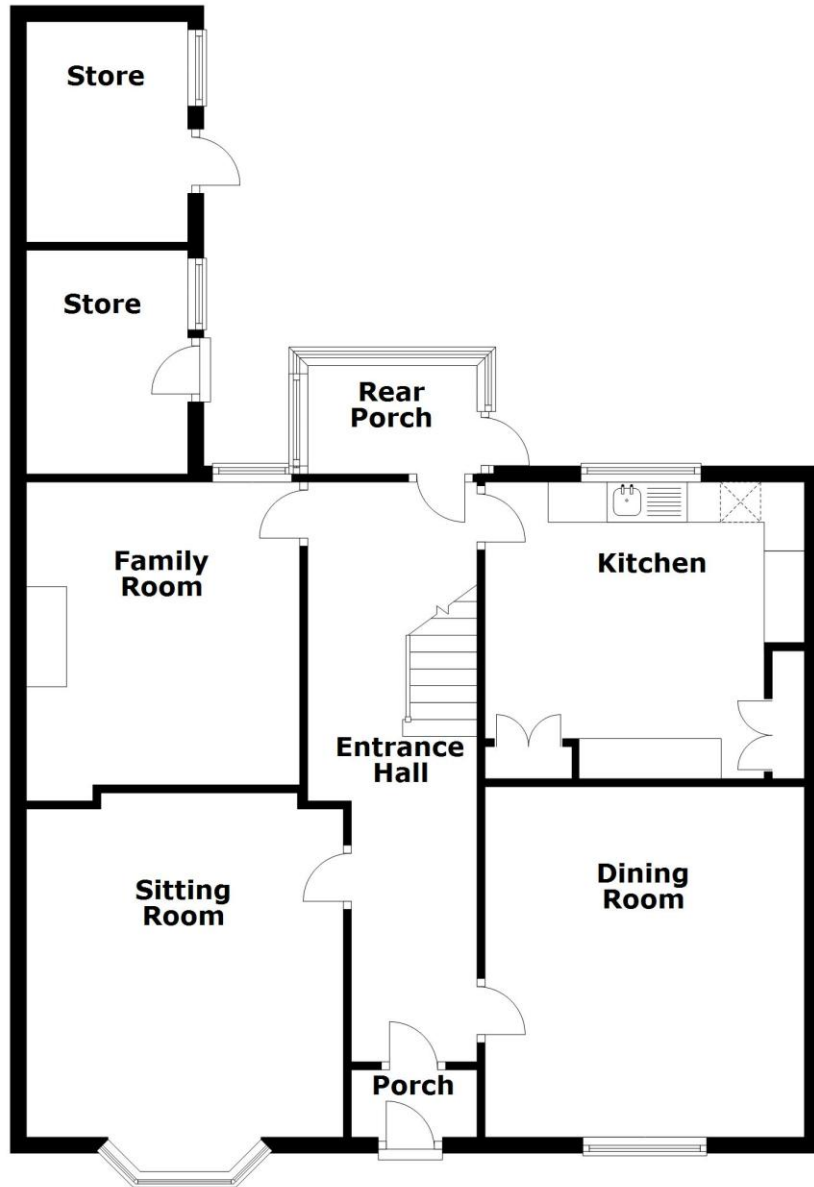
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.





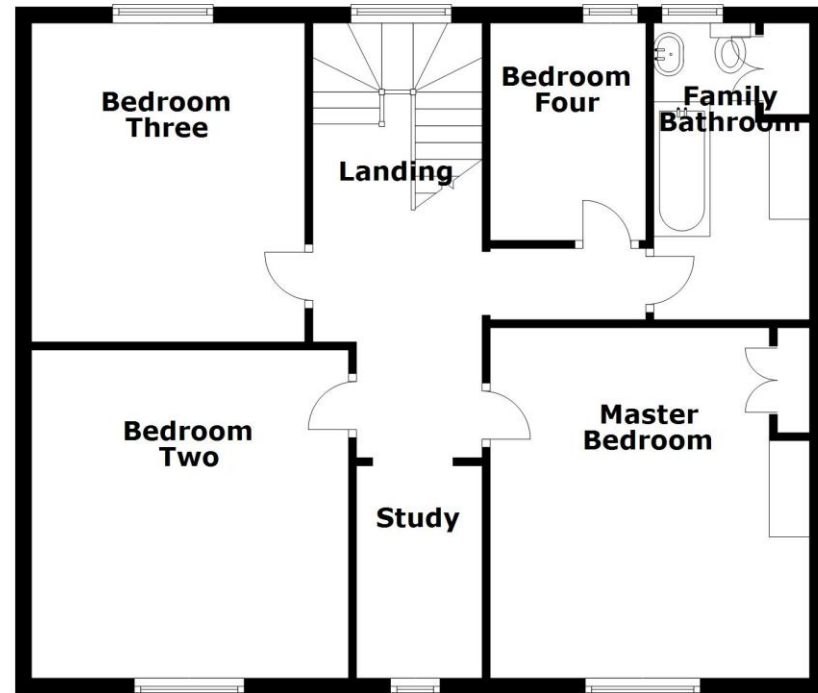
### Ground Floor

Approx. 94.7 sq. metres (1018.8 sq. feet)

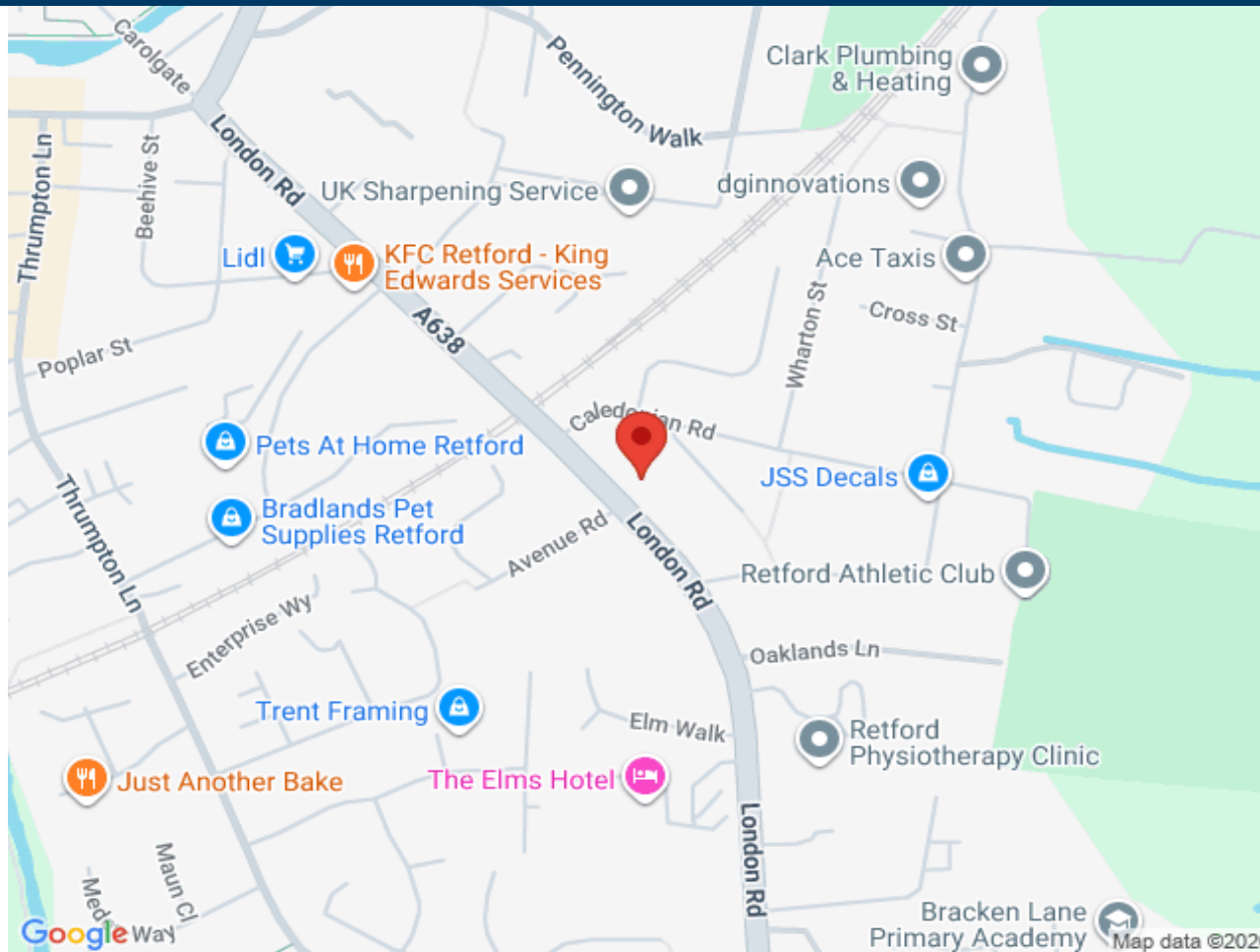


### First Floor

Approx. 77.9 sq. metres (838.4 sq. feet)



Total area: approx. 172.5 sq. metres (1857.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

