



16 WILLIAM GARDENS, RETFORD
£285,000

BROWN & CO

16 WILLIAM GARDENS, RETFORD, DN22 6UJ

LOCATION

The property is situated off the main Tilm Lane on the approach to Badgers Chase. As such it is on the edge of town meaning that country walks are on hand and the town centre, with its full range of facilities a short car journey away. The area has an excellent transport network with the A1(M) lying to the west, from which a wider motorway network is available and the town has a direct rail service into London Kings Cross (approx. 1 hour 30 mins). Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words///passports.waters.dollars

ACCOMMODATION

Part glazed composite door to

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

LOUNGE 15'5" x 11'3" (4.73m x 3.43m) front aspect double glazed window, TV and telephone points, part wood panelled walls.



KITCHEN DINING ROOM 18'7" x 9'3" (5.71m x 2.84m)

Kitchen Area rear aspect double glazed window. A good range of white fronted base and wall mounted cupboard and drawer units. 1 ¼ sink drainer unit with mixer tap, space and plumbing below for a dishwasher. Integrated fridge and freezer. Indesit double oven with four ring gas hob and extractor above. Ample working surfaces with matching upstands. Part tiled walls, recessed downlighting.

Dining Area double glazed French doors to garden. Under stairs storage cupboard. Opening to



SNUG 11'6" x 9'6" (3.52m x 2.91m)

high level side aspect window. Contemporary radiator, telephone point, picture rail, recessed lighting, wall light points. Tiled flooring. Ethernet point.



UTILITY ROOM 6'0" x 5'8" (1.84m x 1.77m) rear aspect half glazed composite door. Base cupboard with stainless steel sink drainer unit with mixer tap. Space and plumbing below for washing machine and dishwasher. Working surfaces with tiled upstand. Wall mounted gas fired central heating boiler. Tiled flooring.

CLOAKROOM side aspect obscure double glazed window. White low level wc, pedestal hand basin with mixer tap and tiled splashback. Ceramic tiled floor.

FIRST FLOOR LANDING with access to roof void. Built-in cupboard with shelving.

BEDROOM ONE 13'5" x 13'4" (4.10m x 4.08m) maximum dimensions, front aspect double glazed window. TV point. Acoustic wall.



EN SUITE SHOWER ROOM 6'2" x 4'7" (1.89m x 1.42m) side aspect obscure double glazed window. Tile enclosed shower cubicle with sliding glazed doors and mains fed shower. Low level wc, wall mounted hand basin with mixer tap and tiled splashback. Part wood panelled walls, wall light point, recessed lighting. Extractor, chrome towel rail radiator.

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BEDROOM TWO 13'5" x 11'3" (4.10m x 3.43m) front aspect double glazed window.

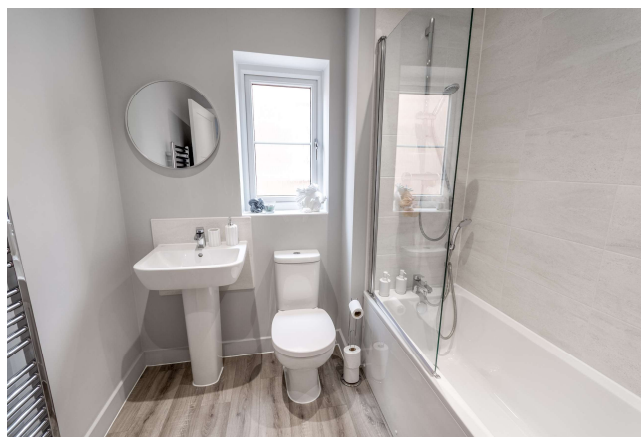


BEDROOM THREE 14'3" x 8'2" (4.36m x 2.49m) rear aspect double glazed window with views to the garden.



BEDROOM FOUR 10'4" x 8'2" (3.18m x 2.50m) rear aspect double glazed window with views to the garden. Please note this is currently being used as a dressing room.

FAMILY BATHROOM 7'0" x 6'4" (2.16m x 1.96m) side aspect obscure double glazed window. Three piece white suite of panel enclosed bath, mixer tap with shower attachment and mains fed shower. Glazed screen. Low level wc, pedestal hand basin with mixer tap and tiled splashback. Part tiled walls, chrome towel rail radiator, recessed lighting and extractor.



OUTSIDE

The front is open planned with a good area of sculptured lawn, barked surround and some established shrubs. Off road parking for two vehicles side by side. Pedestrian access to the rear by way of a path.

GARAGE STORAGE with up and over door.

The rear garden is fenced to all sides with a porcelain path and matching patio. External lighting and water supply. A good area of lawn, raised decked area with wooden pagoda and split level barked area ideal for children's toys. Some 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.

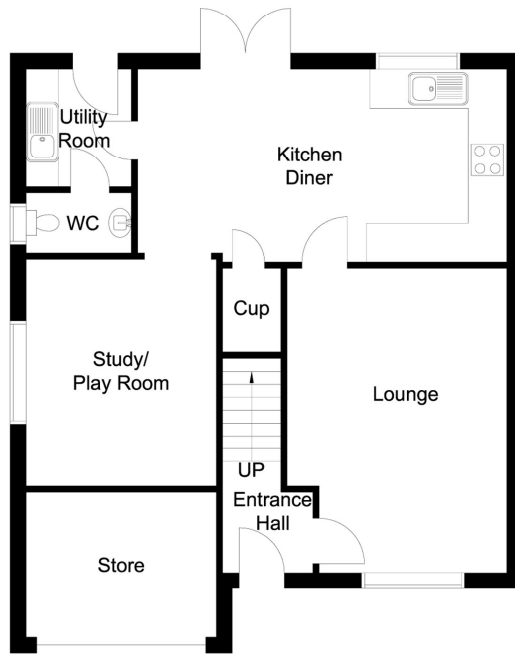
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

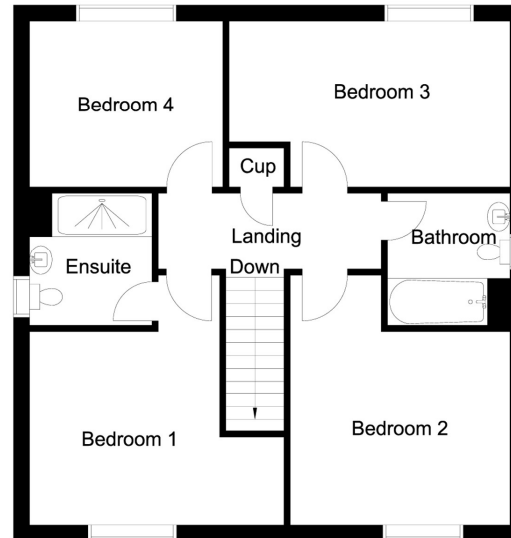
These particulars were prepared in April 2025.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
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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