



2 MONSELLA GROVE, RETFORD
£410,000

BROWN & CO

2 MONSELLA GROVE, RETFORD, DN22 7XB

DESCRIPTION

A beautifully presented detached family home on a corner plot with a good sized dual aspect living room with electric style wood burner, additional study/playroom as well as well-appointed modern open plan kitchen dining family room. There are en suite facilities to the master bedroom. The rear garden is low maintenance and has access to the double garage, half of which has been set up as a games room/home office.

LOCATION

Situated on this modern development to the south of Retford town centre. Schools for all age groups accessible, as well as the mainline railway station on the London to Edinburgh Intercity line. Good access to the town centre which offers comprehensive shopping, leisure and recreational facilities.

DIRECTIONS

What3words///before.salon.planet

ACCOMMODATION

Arch covered entrance with stone floor and part glazed composite door and side light window into

ENTRANCE HALL 11'10" x 6'4" (3.65m x 1.94m) stairs to first floor gallery landing, under stairs storage cupboard. Glazed double doors to

LOUNGE 16'0" x 15'3" (4.89m x 4.66m) front aspect southerly facing double glazed window and side aspect square bay window with fitted seating. Recessed fireplace with electric log burner, tiled hearth and oak bressummer above. Recess for TV. Part panelled walls.



STUDY/PLAYROOM 12'4" x 9'0" (3.79m x 2.76m) front aspect double glazed southerly facing window. Part media acoustic wall.



KITCHEN FAMILY DINING ROOM 22'9" x 14'4" (6.98m x 4.40m)
Kitchen Area rear aspect double glazed window with a good range of dove grey base and wall mounted cupboard and drawer units. Inset 1 ¼ sink drainer with mixer tap. Integrated dishwasher below. Built-in fridge freezer, Zanussi electric oven and grill. Ample marble effect working surfaces with matching upstands. Recessed lighting.



Dining Family Room dual aspect to side and rear. The rear having a square bay double glazed window and French doors leading into and overlooking the garden. Recessed lighting.



From the kitchen is an archway to **UTILITY ROOM 8'0" x 6'10" (2.47m x 1.86m)** rear aspect half glazed composite door to garden. Matching range of base and wall mounted cupboards. Cupboard housing gas fired central heating boiler. Integrated washer machine and space for a tumble dryer. Marble effect working surfaces with matching upstand and part acoustic tiled wall.

CLOAKROOM side aspect obscure double glazed window. White low level wc. Corner pedestal hand basin with mixer tap. Part tiled walls, extractor.

FIRST FLOOR

GALLERY STYLE LANDING front aspect double glazed southerly window. Access to roof void. Built-in airing cupboard with Range Tribune hot water cylinder.

BEDROOM ONE 13'2" x 12'4" (4.02m x 3.78m) front aspect double glazed southerly facing window. Part wood panelled walls with wall light points. Archway to



DRESSING AREA with floor to ceiling fitted wardrobes with ample hanging and shelving space. Recessed lighting, door to

EN SUITE SHOWER ROOM 5'6" x 5'6" (1.70m x 1.70m) side aspect obscure double glazed window. Tile enclosed shower cubicle with sliding glazed screen and mains fed shower with handheld attachment. Pedestal hand basin with mixer tap, low level wc. Part tiled walls, chrome towel rail radiator. Recessed lighting and extractor.

BEDROOM TWO 12'0" x 10'10" (3.69m x 3.35m) rear aspect double glazed window with views to the garden.

BEDROOM THREE 11'3" x 9'0" (3.44m x 2.78m) front aspect southerly facing double glazed window.



BEDROOM FOUR 11'7" x 9'4" (3.56m x 2.86m) maximum dimensions, dual aspect to side and rear.

FAMILY BATHROOM 8'6" x 8'5" (2.62m x 2.59m) rear aspect obscure double glazed window. Four piece white suite of panel enclosed bath with mixer tap, pedestal hand basin with mixer tap and low level wc. Separate tile enclosed shower cubicle with mains fed shower and glazed screen. Part tiled walls, recessed lighting, chrome towel rail radiator, extractor.



OUTSIDE

The front and side has a wrought iron fence and gate with path to the front door. The front garden is laid to astro turf for low maintenance and wraps around to the side where there is a pedestrian gate giving access to the rear garden and additional gate to the other side of the property.

The rear garden is fenced to all sides and is laid to astro turf for low maintenance. There is a P-shaped paved patio to the rear and additional gate giving access to the driveway and divided **DOUBLE GARAGE** with up and over doors, one has double glazed bifold doors as the garage has been converted into a games room/home gym **18'7" x 8'5" (5.70m x 2.58m)**.



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.

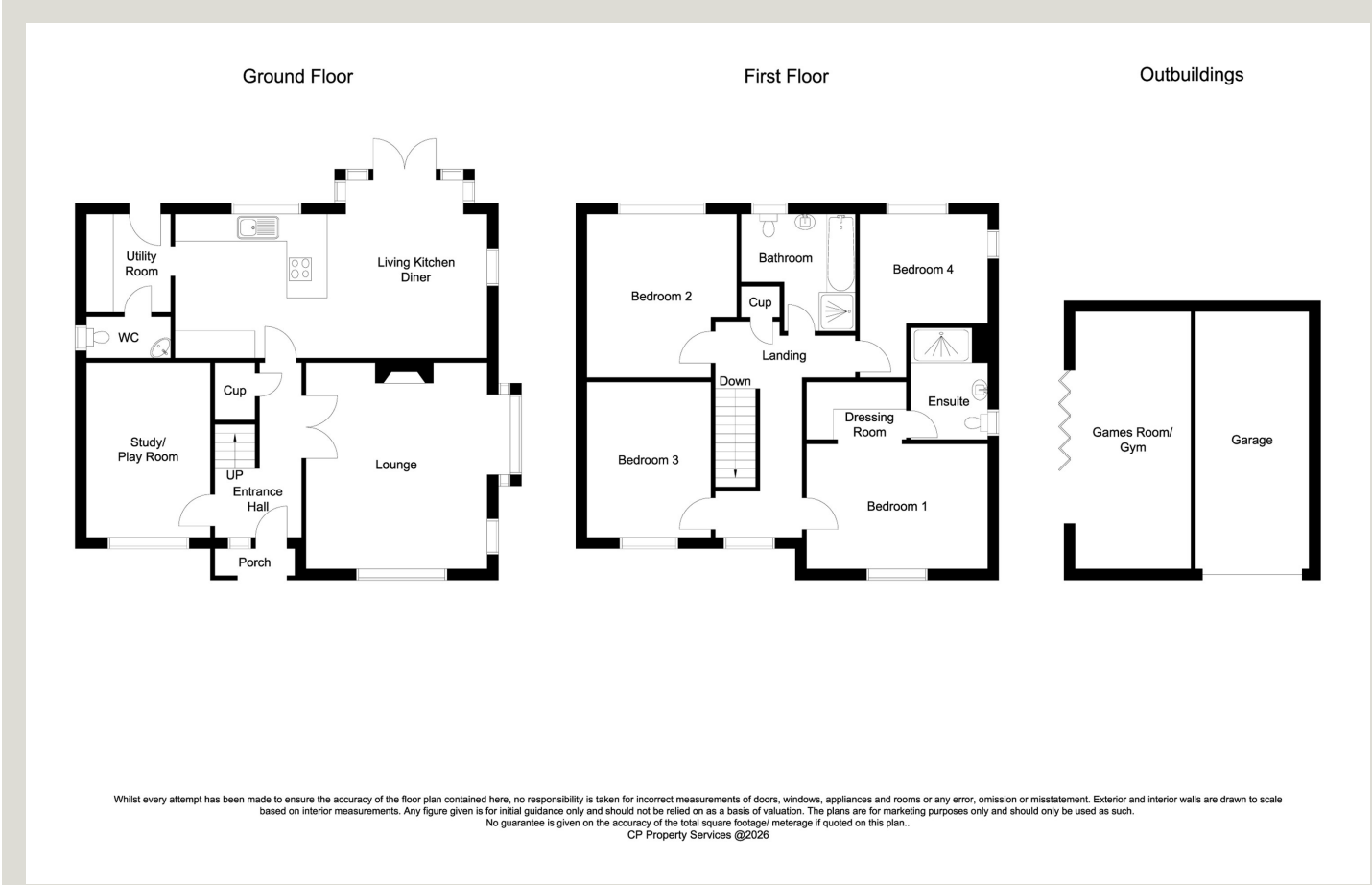
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 October 2026.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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