



1 LAUREL GROVE, RETFORD  
£375,000

**BROWN & CO**

# 1 LAUREL GROVE, RETFORD, DN22 7WD

## DESCRIPTION

An immaculately presented four bedroom detached family home on this small and favoured development, just on the fringes of Retford town centre. The property has had the added benefit of additional upgrades by the current owners and comprises a good sized well appointed rear aspect kitchen dining room leading into the larger than average garden. There is a large utility room, cloakroom and en suite facilities to the master bedroom. In addition, the two main bedrooms both have fitted wardrobes. Externally to the front there is off road parking for several vehicles and space to the side for a single garage (STP).

## LOCATION

Laurel Grove is on the fringes of Retford town centre and is within comfortable walking distance with a nearby Lidl and Asda convenience store. The town centre provides comprehensive shopping, leisure and recreational facilities. There are schools for all age groups accessible as well as the mainline railway station on the London to Edinburgh intercity link. Both the A1 and A57 are close by linking to the wider motorway network. There are country walks available.

## DIRECTIONS

What3words///follow.lend.tigers

## ACCOMMODATION

Part glazed composite door to

**ENTRANCE HALL** porcelain tiled floor, telephone point, recessed lighting, stairs to first floor landing. Doors to

**LOUNGE** 17'8" x 13'5" (5.41m x 4.10m) front and side aspect double glazed windows. TV points. Part glazed double doors into



**KITCHEN/DINER** 20'9" x 11'3" (6.36m x 3.44m)

**Dining Area** double glazed bifold door leading into the garden. TV point.

**Kitchen Area** fitted with metallic midnight blue base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap. Integrated dishwasher. Built in AEG double oven. Four ring halogen hob with stainless steel extractor canopy over and perspex splashback. Ample quartz working surfaces incorporating a breakfast bar with matching upstand and windowsill. Recessed lighting, porcelain tiled flooring. Under stairs storage cupboard.



**DINING ROOM** 12'5" x 9'5" (3.81m x 2.88m) front aspect double glazed window, LVT flooring and door to utility room which is divided into two areas.



**UTILITY AREA** 7'10" x 6'3" (2.43m x 1.91m) & 9'1" x 4'92 (2.76m x 1.50m) half glazed composite door to the side garden. Range of matching cupboards to the kitchen plus additional white high gloss handleless base units, one of which houses the gas fired central heating boiler. Integrated fridge freezer. Porcelain tiled flooring and LVT flooring. Quartz worksurfaces and matching upstands,

**CLOAKROOM** rear aspect obscure double glazed window. White low level wc, wall mounted hand basin with mixer tap and tiled splashback. Porcelain tiled flooring, recessed lighting and extractor.

**FIRST FLOOR LANDING** access to roof void. Built in airing cupboard with hot water storage system. Recessed lighting.

**BEDROOM ONE** 13'0" x 12'0" (3.99m x 3.66m) Front aspect double glazed window. Additional built in double wardrobe with partially mirror fronted sliding doors and ample hanging and shelving space. TV and telephone points. Door to



**EN SUITE SHOWER ROOM** side aspect obscure double glazed window. A good sized tile enclosed shower cubicle with glazed sliding door, mains fed shower attachment. Vanity unit with mixer tap and soft close drawers below. White low level wc. Tiled walls and flooring. Recessed lighting and extractor.

**BEDROOM TWO 14'10" x 10'0" (4.57m x 3.07m)** measured to rear of two double built in wardrobes with ample hanging and shelving space. Front aspect double glazed window. TV point.



**BEDROOM THREE 11'4" x 10'0" (3.48m x 3.07m)** rear aspect double glazed window with views to the good sized garden. TV point.



**BEDROOM FOUR 9'7" x 9'9" (2.97m x 3.01m)** maximum dimensions. Rear aspect double glazed window with views to the good sized garden. TV point.

**FAMILY BATHROOM** rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with contemporary mixer tap/shower attachment, mains fed shower and glazed screen. Vanity unit with mixer tap and white high gloss soft close drawers. Low level wc, tiled walls and flooring. Extractor and recessed lighting.



## OUTSIDE

The front is open planned and predominantly lawned with shrubs and fencing to both sides. There is a dropped kerb giving access to the tarmac driveway providing parking for several vehicles. Pedestrian gate to the side garden with sandstone path and gravel edging and leads to the rear garden.

The rear Garden is slightly irregular in shape and is fenced to all sides. There is a large, paved patio area with brick edging. External lighting and water supply. The garden is mainly lawned with some recently planted shrub and trees throughout. To the other side of the property is a good area of lawn with large timber shed or the possibility of a single storey ground floor extension, subject to usual planning consents.

## 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.

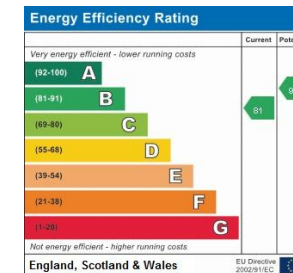
Viewing: Please contact the Retford office on 01777 709112.

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.

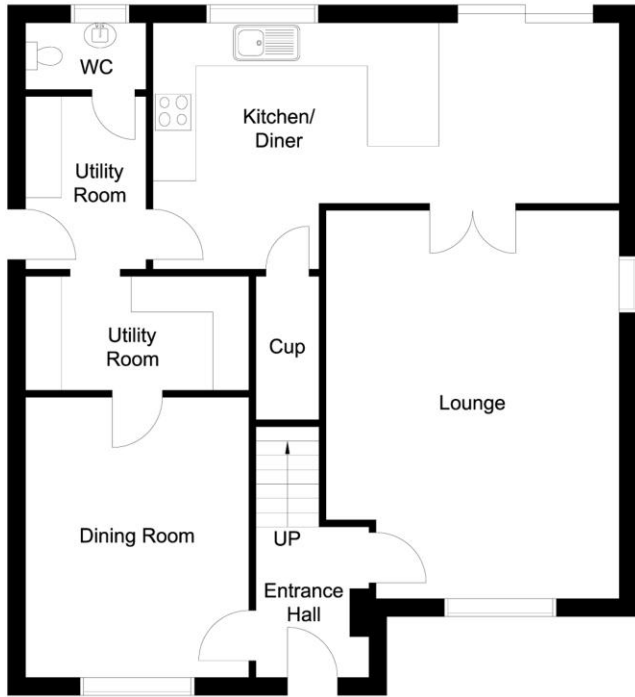
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

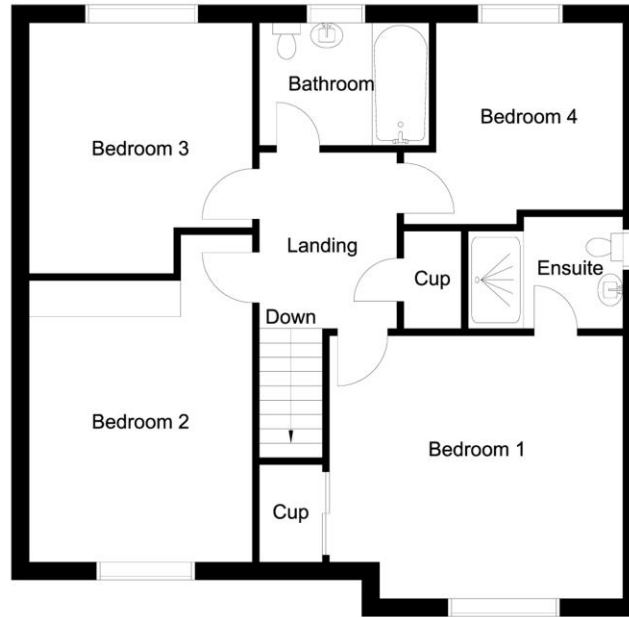
These particulars were prepared in July 2026.



## 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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