



48 GROVE COACH ROAD, RETFORD  
£300,000

BROWN & CO

# 48 GROVE COACH ROAD, RETFORD, DN22 7HB

## DESCRIPTION

A nicely presented detached, modern family home on a corner plot in this favoured and popular residential location to the south of Retford town centre. The property provides a dual aspect lounge, separate dining room and kitchen, as well as on the ground floor we have the additional study or potential fourth bedroom. There is ample off road parking, an attached garage as well as a conservatory leading into and overlooking the enclosed rear garden.

## LOCATION

Grove Coach Road is on the southern fringes of Retford town centre and is a popular residential location with a good mix of similar properties. Bracken Lane School is within comfortable walking distance. Retford town centre provides comprehensive, shopping, leisure and recreational facilities. There is also a mainline railway station on the London to Edinburgh intercity link. There are countryside walks close by which are accessible from the end of Grove Coach Road or Bracken Lane which also links onto the Chesterfield Canal.

## DIRECTIONS

What3words://refers.proven.lamp

## ACCOMMODATION

Part glazed composite door to

**ENTRANCE HALL** with dog legged turning staircase to the first floor landing. Side aspect window with views to fields. Under stairs storage cupboard.

**LOUNGE 22'7" x 12'4" (6.92m x 3.77m)** front aspect triple glazed picture window to the front. Side aspect double glazed window. Sliding patio doors leading into the conservatory. Feature tiled fireplace with matching hearth and fitted gas fire. TV point.



**DINING ROOM 11'0" x 8'0" (3.37m x 2.48m)** side aspect triple glazed picture window. Telephone point. Built-in storage cupboard. Reeded glass sliding door and divide into



**KITCHEN 10'9" x 7'3" (3.32m x 2.21m)** rear aspect triple glazed window. A range of base cupboard and drawer units with stainless steel double drainer sink unit. Marble effect working surfaces, space for fridge and free standing cooker. Wall mounted Worcester gas fired central heating boiler. Part tiled walls, ceramic tiled floor. Half obscure glazed door to



**SIDE PORCH** with obscure double glazed window to the front and matching door. Plumbing for washing machine. Door to the rear garden. Half glazed door to

**STUDY/BEDROOM FOUR 9'0" x 8'7" (2.75m x 2.65m)** rear aspect triple glazed window. Spotlight and BT point.



**CONSERVATORY 11'6" x 10'4" (3.54m x 3.17m)** brick based with double glazed windows, glass roof and glazed double door into the garden.



**FIRST FLOOR LANDING** front aspect triple glazed window. Access to roof void, built-in storage cupboard. Airing cupboard with factory lagged hot water cylinder, fitted immersion, slatted shelving and cupboard above.

**BEDROOM ONE 12'10" x 12'4" (3.95m x 3.78m)** rear aspect double glazed window with views to the garden and side aspect double glazed window.



**BEDROOM TWO 12'4" x 8'9" (3.77m x 2.70m)** front aspect triple glazed window.



**BEDROOM THREE 11'0" x 7'6" (3.38m x 2.32m)** rear aspect triple glazed window with views to the garden.

**SHOWER ROOM 7'7" x 7'6" (2.36m x 2.33m)** maximum dimensions. Side aspect obscured triple glazed window. Full width aqua boarded enclosed shower cubicle with sliding doors and mains fed shower. Low level wc, pedestal hand basin with mixer tap and aqua board surround.



## OUTSIDE

Situated on a bold corner plot, the front and side garden is mainly lawned with some established shrubs. There is access to the rear of the property by way of a gate. Herringbone block paved parking for two vehicles which leads to **ATTACHED SINGLE GARAGE** with electric roller door, power and light. Personal door and window leading into the rear garden.

The rear garden is a nice size and is southerly facing. Fenced to all sides, herringbone style paving with brick edged surround.

The side garden has established shrubs, a good area of lawn with some shrub surrounds and a large timber shed/workshop.

## 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 C.

**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.

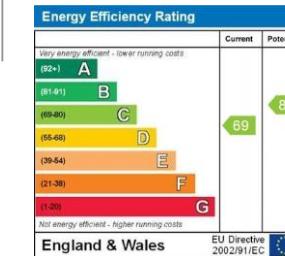
**Hours of Business:** Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

**Viewing:** Please contact the Retford office on 01777 709112.

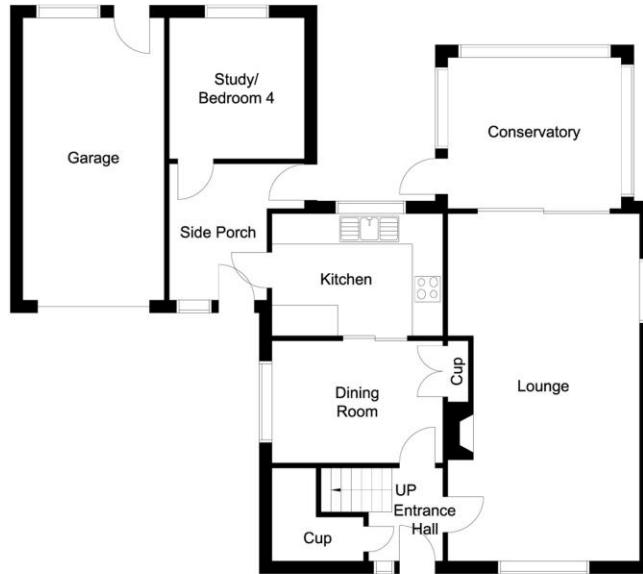
**Free Valuation:** We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

**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 November 2025.



## 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.  
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