



3 DURHAM GROVE, RETFORD  
£265,000

**BROWN & CO**



### 3 DURHAM GROVE, RETFORD, NOTTINGHAMSHIRE, DN22 6ST

#### DESCRIPTION

A lovely detached bungalow, upgraded and enhanced to provide a fine home in this highly regarded residential location being well suited to downsizers amongst others.

Accommodation commences with an open entrance porch which protects the entrance to the reception hall. To one side is a dual aspect lounge offering pleasant views forward over Durham Grove.

The dining kitchen has been refitted with an attractive range of units, it is well presented and opens to an excellent conservatory, a great addition to the living space.

Two bedrooms are provided, both of which have fitted furniture. The bathroom has been refitted to a most appealing standard as a shower room.

Outside the property has a good front garden, a gated driveway facilitating off road parking which terminates at a brick built garage and the rear garden is south west facing making it ideal for capturing the afternoon and evening sun.

#### LOCATION

The property enjoys frontage to Durham Grove, a highly regarded residential location lying off Tiln Lane towards the periphery of the town. Whilst open countryside and the Chesterfield Canal are on hand to explore the surrounding area, town centre amenities are also within a short drive.

Retford is an attractive market town boasting a full range of residential amenities and particularly good transport links.

The A1M lies to the west from which the wider motorway network is available, there is a direct London to Kings Cross rail service (approx. 1hr 30 mins) and air travel is convenient via nearby international airports of Doncaster Sheffield and Nottingham East Midlands.

Leisure amenities and educational facilities (both state and independent) are well catered for.

#### DIRECTIONS

Leave Retford town centre via Grove Street, turn left at the traffic lights onto Arlington Way, proceed over the next lights and at the T-junction turn right proceeding up Moorgate Hill. At the summit turn left onto Tiln Lane and take the last right onto Palmer Road turning left into Durham Grove.

#### ACCOMMODATION

##### OPEN ENTRANCE PORCH

##### ENTRANCE HALL

**LOUNGE 14'0" x 13'0" (4.25m x 3.95m)** triple aspect with natural light cascading in and an attractive feature fireplace, radiator.



**DINING KITCHEN 16'0" x 10'6" (4.88m x 3.19m)** maximum dimensions, attractively presented and refitted with a comprehensive range of Ivory Cream shaker style units to wall and floor level, base cupboards surmounted by woodblock effect working surfaces. Integrated appliances include oven, four burner gas hob and contemporary extractor over, tiled splashbacks to coordinate, complimenting tiled flooring. Dual aspect.  
**Pantry** with coordinating wall and floor cupboards, radiator.



**CONSERVATORY 11'6" x 11'0" (3.50m x 3.35m)** brick base, UPVC double glazed upper levels, tiled flooring, direct access to rear garden via double doors, radiator.



**BEDROOM ONE 11'0" x 11'0" (3.35m x 3.35m)** maximum dimensions, measured to rear of substantial range of attractive in built furniture providing good range of wardrobes, top level storage, kneehole vanity unit, front aspect window, radiator.

**BEDROOM TWO 11'0" x 10'9" (3.35m x 3.28m)** maximum dimensions with further fitted furniture of double wardrobe, top level storage, side aspect window, radiator.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
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**BEDROOM ONE**



**BEDROOM TWO**

**SHOWER ROOM** luxuriously appointed and refitted with quadrant showering enclosure having Mira shower, mermaid boarding, range of high gloss white vanity units hosting basin and concealing cistern wc, underdrawn ceiling and complimenting clad walls, tiled flooring, boiler cupboard hosting Worcester gas fired central heating boiler, chrome towel warmer.



## OUTSIDE

The property is nestled on the corner of Durham Grove enjoying a principle garden with south west facing aspect to the rear.

To the front of the property there is a formal garden set behind low level walling with foot gate and block paved path sweeping between two lawned gardens with flower borders.

Double gates open onto the block paved driveway passing by the side of the property facilitating off road parking and terminating at a brick built **SINGLE GARAGE**.

The rear garden is attractively laid out again in a formal manner with patio adjacent to the rear elevation accessible from the conservatory. Lawned garden beyond with perimeter and peninsular shrubberies. Block paved and paved pathways lead around the garden and useful amenity areas.

A gated block paved path returns to the front.

The property benefits from external water supply, exterior lighting and power points.

## 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.

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.

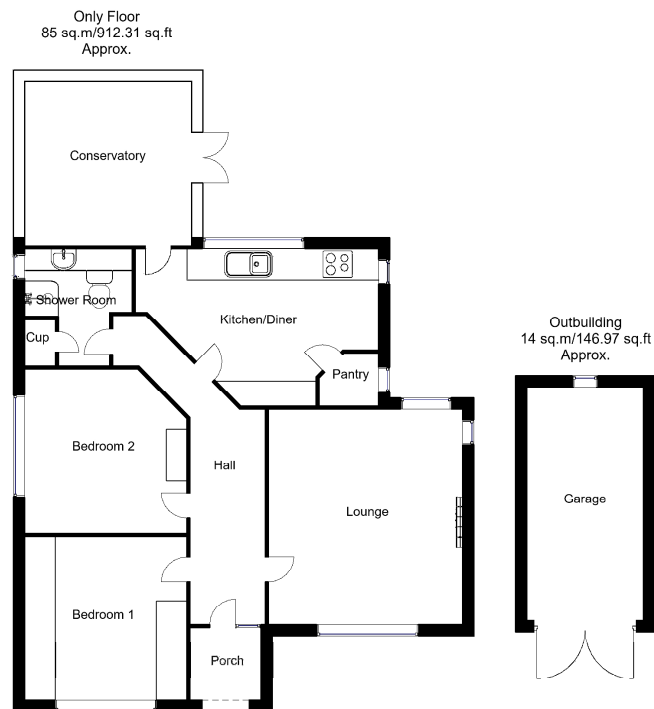
Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in April 2021.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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## IMPORTANT NOTICES

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