



17-19 QUEEN STREET, RETFORD  
£325,000

**BROWN & CO**



## 17-19 QUEEN STREET, RETFORD, NOTTINGHAMSHIRE, DN22 7BH

### DESCRIPTION

A unique and deceptive family home that was once two properties and provides great, versatile accommodation, four double bedrooms, a large family bathroom and on the ground floor are four reception rooms, galley kitchen plus the added benefits of ample parking for several vehicles, single garage and brick built outbuilding which could create home office working by way of an office/therapy room etc. There are good sized attractive gardens and the property is in a great location.

### LOCATION

Queen Street is within walking distance to the town centre, which provides comprehensive shopping, leisure and recreational facilities, as well as schools for all age groups. In addition, there is a mainline railway station which provides links on the London to Edinburgh Inter City link also within walking distance of the property. The A1 is to the west linking to the wider motorway network

### DIRECTIONS

From our offices on Grove Street, proceed through the Market Place onto Bridgegate. At the roundabout turn left onto Hospital Road. Take the second left onto Queen Street and no. 17-19 will be found just on the left hand bend.

### ACCOMMODATION

Accessed from no. 19 is a part glazed UPVC door with stained glass patterned insert with arched glass window above into

**ENTRANCE HALL** with period style skirtings, dado rail, stairs to first floor landing, small under stairs storage area. Cloaks cupboard with hanging space.

**WET ROOM** rear aspect obscure double glazed window, white low level wc, wall mounted hand basin, Mira Sport electric shower,

ceramic tiled flooring, tiled walls, eyeball downlighting and extractor.

**SITTING ROOM 13'6" x 11'0" (4.15m x 3.38m)** rustic brick fireplace with stepped raised hearth and space for electric fire with wooden mantle over and tiled display shelving to either side. Tile effect laminate flooring, moulded skirtings. Double glazed bifold doors into Garden Room and additional door to



**FAMILY ROOM 13'6" x 11'5" (4.15m x 3.50m)** front aspect double glazed picture window, half glazed composite door to garden (this was the access to no. 17 and was the original shop many years ago). Full length range of fitted shelving, period style skirtings, wood clad ceiling, spotlights, TV and telephone points, additional side aspect obscure double glazed window.



**CONSERVATORY 12'4" x 11'2" (3.78m x 3.40m)** brick based with double glazed windows and double glazed French doors to

garden, UPVC insulated ceiling, wall light points.

**DINING ROOM 11'4" x 10'9" (3.48m x 3.32m)** excluding front aspect double glazed bay window, feature polished fire surround with inset for fire, period style skirtings, display niches with wall light points, ceiling rose and corning.



**STUDY/HOME OFFICE 10'2" x 10'10" (5.54m x 3.34)** maximum dimensions, front aspect double glazed window, period style skirtings, recessed fireplace chimney breast, dado rail, slightly irregular shaped room. TV and telephone points.



**KITCHEN 14'8" x 7'5" (4.51m x 2.28m)** side aspect double glazed window, galley kitchen with a good range of base and wall mounted cupboard and drawer units, 1 ¼ sink drainer unit with mixer tap, dishwasher, upright larder fridge and freezer, fitted electric oven, four

ring gas hob with extractor above, ample working surfaces with stained wood edging, part tiled walls, recessed lighting.



#### FIRST FLOOR

**SPLIT LEVEL GALLERY STYLE LANDING** by way of wooden handrail and wrought iron, two rear aspect double glazed windows. Access to partially boarded roof void with light. Ceiling rose, period style skirtings, dado rail. Additional shelved cloaks cupboard.

**BEDROOM ONE 13'2" x 11'5" (4.01m x 3.50m)** two front aspect double glazed windows, range of mahogany coloured built in bedroom furniture with ample hanging and shelving space, period style skirtings, TV aerial lead.



**BEDROOM TWO 13'6" x 11'6" (4.15m x 3.54m)** front aspect double glazed window.

**BEDROOM THREE 13'6" x 10'10" (4.15m x 3.34m)** measured to front of fitted wardrobe cupboard, slightly irregular in shape, front aspect double glazed window, period style skirtings, Victorian style fireplace, dado rail, TV aerial lead.

**BEDROOM FOUR 11'0" x 8'2" (3.39m x 2.50m)** measured to front of full length range of fitted bedroom furniture with ample hanging and shelving space, rear aspect double glazed window with views to the garden, access to roof void.

**FAMILY BATHROOM 15'0" x 7'9" (4.60m x 2.39m)** dual aspect double glazed windows, four piece white suite with corned panel enclosed jacuzzi bath with mixer tap, low level wc, pedestal hand basin with mixer tap, walk in double width shower cubicle with glazed screen, mermaid boarding, handheld shower attachment, mains fed. UPVC ceiling with recessed lighting and extractor. Period style skirtings, chrome towel rail radiator.



#### OUTSIDE

The front is walled with two gates giving access to the property by way of block paved pathways. The garden has established trees and shrubs with pebbled areas for ease of maintenance.

From Queen Street access by way of a drop kerb giving space for 2 vehicles which in turn leads to **SINGLE GARAGE 19'2" x 9'5" (5.84m x 2.89m)** with up and over door, power, lighting, telephone point, storage heater, personal door to garden, rear aspect double glazed window. From the drive are wooden gates giving access to the additional internal driveway with space for another 5 cars. There is an attached porch to the rear by way of a half glazed door which houses the wall mounted gas fired central heating boiler.

External lighting and water supply. Additional brick built **OUTBUILDING 20'7" x 8'10" (6.31m x 2.73m)** with loggia. Double glazed French doors leading into the sectioned area which is currently used as a utility room with space and plumbing for washing machine and additional appliance with working surface above. Wall mounted electric heater. Doorway into the main part of the structure which has double glazed windows to the side and rear and half glazed door to the garden with power and lighting; this would make a great home office or workshop/storage area. The gardens are a great feature of the property and are of a very good size. The first part of the garden has been block paved and pebbled for ease of maintenance and could provide additional parking for vehicles. There is a raised shrub, flower beds and borders with some good established foliage. The garden is fenced and walled to all three sides. Raised area with lighting and timber summer house. The main garden has been landscaped with sculptured lawns and established shrub, flower beds and borders with pebbled pathway. To the rear of the plot is a full width raised paved patio which is split with paving and pebbling with some fruit trees. Timber shed and greenhouse plus an ornamental pond with quarry tiled surround. External sockets.

#### 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 B. 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 June 2022.



Ground Floor

First Floor

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

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 @2022



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