



12 WELHAM ROAD, RETFORD  
OFFERS IN THE REGION OF £350,000

**BROWN & CO**

## 12 WELHAM ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 6TN

### DESCRIPTION

An attractive detached family house, nicely set back from Welham Road, convenient for town centre amenities and delivering versatile, light filled family space.

Accommodation commences with a reception hall from which a staircase ascends to galleried landing. The principal reception room lies to the rear, comprising a 31ft lounge diner enjoying views over the rear grounds. The kitchen is front aspect with range of fitted units and a useful utility room lies adjacent, this has front and rear access doors. In addition, a separate study is provided, this is equally suited to gaming, music, library etc. and has been used as the fourth bedroom as it lies adjacent to an attractively refitted shower room.

At first floor level, the sleeping space spans the galleried landing and the house bathroom has recently been upgraded too.

Outside the property is situated on a private service road off the main Welham Road set behind a mature screening of trees and shrubs. Front and rear gardens are provided for family enjoyment. A tarmac driveway facilitates off road parking for several cars and terminates at the attached garage.

### LOCATION

Situated off Welham Road the property is ideally positioned for accessing both town centre amenities, Chesterfield Canal and countryside walks on the edge of town.

Retford itself is served by a full range of residential amenities. The area in general has excellent transport links with the A1M lying to the west from which the wider motorway network is available. Direct rail service into London Kings Cross (approx. 1hr 30 mins) and air travel via conveniently located Doncaster Sheffield and Nottingham East Midlands international airports.

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

### DIRECTIONS

Leaving Retford town centre market square on Grove Street, turn left at the traffic lights. Proceed over the next set of lights and at the T-junction bear right onto Moorgate. After cresting the hill, passing Lidget Lane and St Saviour's Church on the right hand side, the service road will be found on the right.

### ACCOMMODATION

**RECEPTION HALL** with staircase to first floor having railed balustrade, good cloaks cupboard, radiator.

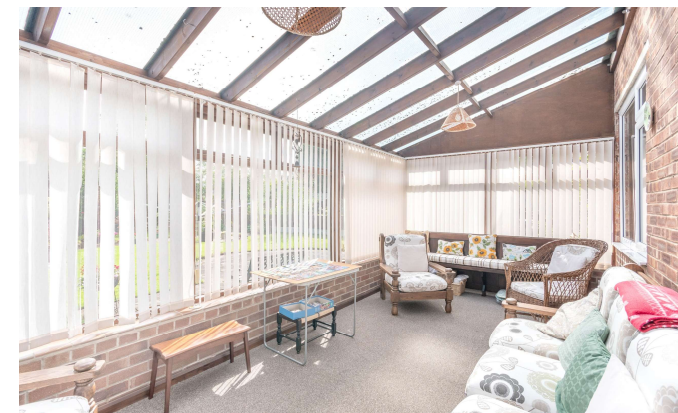
**STUDY/BEDROOM FOUR 11'9" x 7'10" (3.57m x 2.40m)** with front aspect window, radiator, multi-functional use.

**SHOWER ROOM** refitted and attractively appointed in a contemporary style with quadrant showering enclosure having mermaid boarding and Mira Sport shower. Coordinating vanity units with quartz vanity surface inset basin and concealing cistern to wc. Radiator.

**LOUNGE DINER 31'4" x 10'10" to 8'0" (9.57m x 3.30m to 2.44m)** generously proportioned and bright living space with rear aspect windows, display niches, stone base plinths, radiators and off to



**CONSERVATORY 18'9" x 9'2" (5.70m x 2.80m)** substantial addition to family living space with brick base and timber glazed upper levels. Fine views over and access to rear garden.



**KITCHEN 10'1" x 10'1" (3.09m x 3.09m)** with range of fitted cupboards to wall and floor level, base cupboards surmounted by granite effect working surfaces, sink unit, appliance recesses, corner carousel units, front aspect window, plumbing for washing machine and dishwasher, Gloworm gas fired central heating boiler.



**UTILITY 11'3" x 4'6" to 4'0" (3.42m x 1.37m to 1.20m)** with useful access to front and rear grounds. Plumbing for washing machine.

## FIRST FLOOR

**GALLERIED LANDING** with railed balustrade around stairwell. Airing cupboard and storage cupboard. Good natural light via generous front aspect window. Access hatch to roof void.

**BEDROOM ONE 12'4" x 11'0" (3.75m x 3.35m)** rear aspect window, radiator.



**BEDROOM TWO 11'0" x 10'4" (3.35m x 3.14m)** rear aspect window, radiator.



**BEDROOM THREE 12'0" x 8'0" (3.66m x 2.44m)** side aspect window, radiator.

**HOUSE BATHROOM** with suite of panelled bath having Mira Event shower over, pedestal hand basin, low suite wc, bidet. Tiled to half height around fittings rising to full height in the bath/shower area. Radiator.



## OUTSIDE

The property is tucked away nicely off main Welham Road served by the service road.

There is a good front garden laid to lawn with shrubbery borders.

Tarmacadam driveway facilitates off road parking and terminates at an **ATTACHED GARAGE 17'1" x 16'0" (5.22m x 4.89m)** with electrically operated up and over door, light, power and useful personal door.

To the rear is a wonderful family rear garden with extensive paved patio spanning the rear elevation being directly accessible from the conservatory and utility room. Beyond is a shaped lawn with perimeter inset and peninsular shrubberies with additional flint bed features. The garden hosts a variety of shrubs, trees and plants and conifer hedging to the rear aids privacy.

## 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.

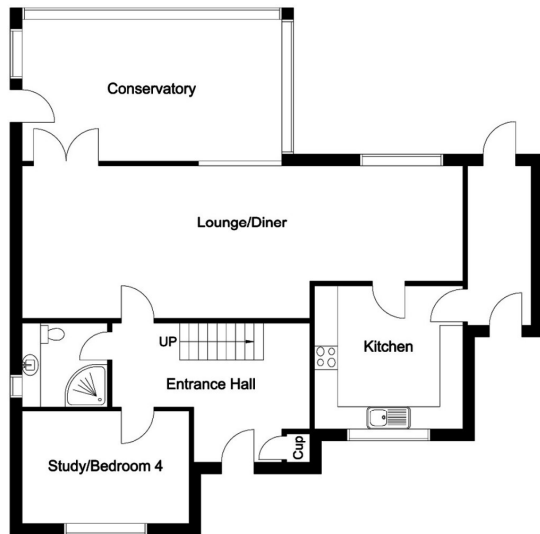
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

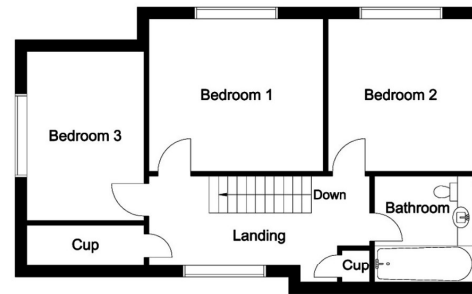
These particulars were prepared in August 2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		B6
(69-80)	C		
(55-68)	D	B3	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

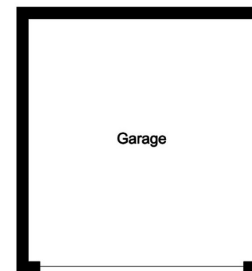
Ground Floor



First Floor



Outbuilding



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



IMPORTANT NOTICES

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