



14 DURHAM GROVE, RETFORD
£265,000

BROWN & CO

14 DURHAM GROVE, RETFORD, DN22 6ST

DESCRIPTION

A 1960's built 3/4 bedroom detached dormer style property with versatile accommodation throughout. The property offers the potential for some modernisation for the discerning purchaser. Accommodation includes dual aspect lounge, kitchen dining room and ground floor bedroom/home office/snug and bathroom. On the first floor there are three bedrooms plus a box room. Nice established enclosed rear garden plus driveway and tandem garage.

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 airport of Nottingham East Midlands.

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

ACCOMMODATION

Arched covered **ENTRANCE PORCH** with brick faced walls, quarry style step, external lighting and small paned glazed door to

ENTRANCE HALL 12'0" x 11'2" (3.70m x 3.42m) with front aspect leaded light obscure windows, dog legged turning staircase with under stairs storage area, electric storage heater, telephone point.

REAR PORCH with aluminium obscure double glazed door into garden.

LOUNGE 21'7" x 11'9" (6.60m x 3.61m) dual aspect with front aspect double glazed picture window and rear aspect double glazed patio doors into the garden. Raised tiled hearth, TV point, two electric storage heaters, wall light points.



KITCHEN DINING ROOM

Kitchen 11'9" x 11'2" (3.62m x 3.42m) A good range of base and wall mounted cupboard and drawer units with single stainless steel sink drainer unit, space and plumbing for washing machine, free standing cooker with extractor fan over and upright fridge freezer. Wood effect working surfaces, part tiled walls, square opening arch into



Dining Room 11'6" x 9'8" (3.53m x 2.99m) side aspect double glazed window, rear aspect double glazed sliding patio doors into garden, ceramic tiled flooring, electric storage heater, TV point.



HOME OFFICE/BEDROOM FOUR/SNUG 11'9" x 9'9" (3.62m x 3.03m) front aspect double glazed window. Electric storage heater, wall light points and TV point



BATHROOM 8'3" x 6'2" (2.52m x 1.89m) rear aspect obscure double glazed window. Three piece pink suite with panel enclosed bath, handheld mixer tap/shower attachment, pedestal hand basin, low level wc, built in airing cupboard with factory lagged hot water

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cylinder and fitted immersion. Electric chrome towel rail/radiator, part tiled walls.

FIRST FLOOR

LANDING built in shelved cupboard, access to eaves storage, double glazed window to rear aspect.

BEDROOM ONE 11'9" x 11'6" (3.61m x 3.52m) front aspect double glazed window with views to fields and distant farmland. Corner fitted hand basin with tiled splashback, electric storage heater, TV point



BEDROOM TWO 11'9" x 11'6" (3.61m x 3.52m) front aspect double glazed window with views to fields and distant farmland. Electric storage heater. Door to



BEDROOM THREE 10'4" x 8'5" (3.16m x 2.58m) (potential en suite), side aspect double glazed window, electric storage heater.



BOX ROOM 6'9" x 6'4" (2.11m x 1.95m) front aspect double glazed window.

OUTSIDE

The front has fencing to both sides with low dwarf brick wall to the front. Driveway with space for one vehicle leading to

INTEGRAL TANDEM GARAGE 30'0" x 6'9" (9.18m x 2.10m) with wooden opening doors, personal door to garden, window, power and lighting. Wrought iron gate giving access to the rear garden. The front garden is mainly lawned with established shrub, flower beds and borders. Additional gate giving access to the rear garden. External water supply in garage.

The rear garden is of a good size and is fenced and hedged to all sides, concrete raised patio area, external lighting and water supply in garage. Attractive and well tended lawns with established shrub, flower beds and borders.

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.

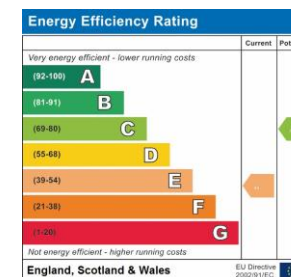
Viewing: Please contact the Retford office on 01777 709112.

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.

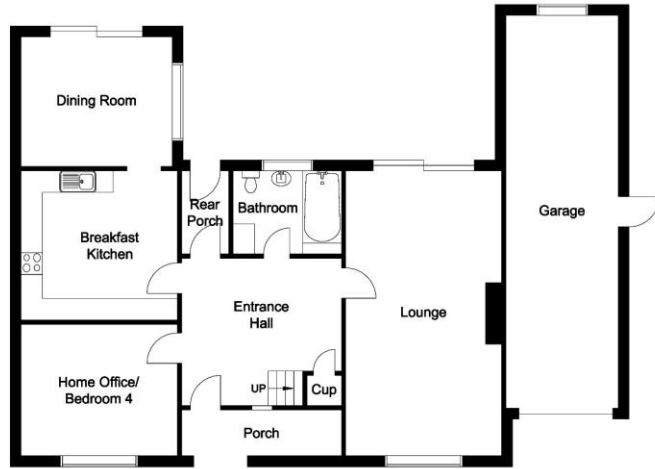
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

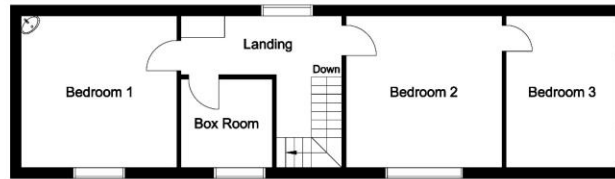
These particulars were prepared in September 2022.



Ground Floor



First Floor



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CP Property Services @2022



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