



BRIDGE HOUSE, GROVE LANE, RETFORD
£250,000

BROWN & CO

BRIDGE HOUSE, GROVE LANE, RETFORD, DN22 6NA

DESCRIPTION

A sympathetically modernised Victorian link detached house in the centre of Retford with views and good accessibility to the Chesterfield Canal. The property benefits from many original style features including fireplaces and log burner and two good sized reception rooms and a recently refitted breakfast kitchen (February 2021). There is a courtyard garden for ease of maintenance and viewing is highly recommended.

LOCATION

Grove Lane is close to the heart of Retford town centre which provides comprehensive shopping, leisure and recreational facilities. There is accessibility to the Chesterfield Canal for good walks leading into the open countryside. St Swithun's Church of England Primary Academy is close by and Retford Oaks Academy and The Elizabethan Academy are also within comfortable distance as is Retford mainline railway station on the London to Edinburgh intercity link.

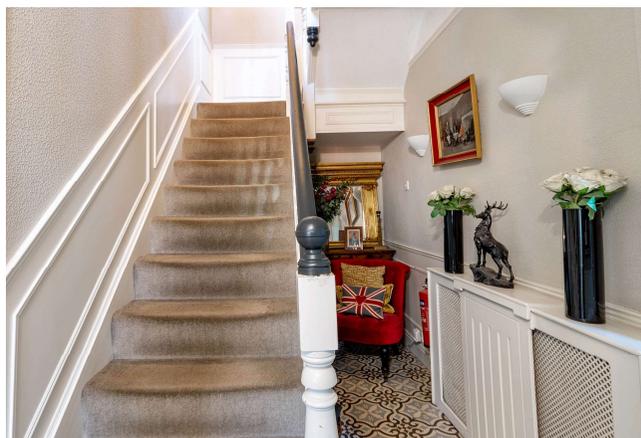
DIRECTIONS

From Grove Street proceed to the traffic lights. Proceed straight across onto Grove Lane. As you go over the bridge the property will be found on the right hand side.

ACCOMMODATION

Open entrance with quarry tiled floor, half glazed door with obscure and leaded light effect windows into

ENTRANCE HALL original staircase with part wood panelled walls to the first floor landing, ceramic tiled flooring, period style skirtings, dado rail, wall light points, picture rails, understairs storage area.



CLOAKROOM front aspect obscure single glazed window, white low level wc, rectangular hand basin with mixer tap and cupboard below, ceramic tiled flooring.

SITTING ROOM 12'10" x 10'7" (3.95m x 3.26m) measurements exclude front aspect double glazed floor to ceiling bay window. Feature fireplace in rustic brick with tiled hearth and inset log burner, period style skirtings, picture rail, TV point.



DINING ROOM 14'10" x 10'7" (4.56m x 3.26m) side aspect floor to ceiling double glazed window with views to the garden and Chesterfield Canal. Ceramic tiled flooring, period style skirtings,

recessed fireplace, wall light point, picture rail, stable door to pantry, telephone points.



REFITTED KITCHEN 15'3" x 8'10" (4.66m x 2.74m) side aspect single glazed windows with views to the garden and Chesterfield Canal. The kitchen was refitted by Wickes in 2021 and comprises a good selection of dove grey base and wall mounted cupboard and drawer units incorporating glazed display cupboards. Carron single sink drainer unit, space and plumbing below for washing machine, integrated dishwasher, space for range style cooker, space for upright American style fridge freezer, ample working surfaces with matching upstand, tiled flooring, part wood panelled doors, picture rail.



FIRST FLOOR

GALLERY STYLE LANDING wood panelled walls, one side aspect window, period style skirtings, access to roof void.

INNER HALLWAY with wood panelled walls and spotlighting.



BEDROOM ONE 12'10" x 10'7" (3.95m x 3.26m) front aspect single glazed window with views to the Chesterfield Canal, period style skirtings, Victorian style fireplace with tiled insert and hearth.



BEDROOM TWO 11'8" x 10'7" (3.58m x 3.26m) side aspect single glazed window with views to the courtyard garden, Chesterfield Canal and Spa Common. Period style skirtings, vanity unit with rectangular sink, mixer tap and cupboard below.

BEDROOM THREE 14'8" x 8'9" (4.50m x 2.72m) side aspect single glazed window with views to the Chesterfield Canal, courtyard garden and Spa Common. Corner fitted Victorian style fireplace with patterned tiled insert and matching hearth. Period style skirtings.



BATHROOM 9'7" x 5'6" (2.97m x 1.70m) two side aspect obscure single glazed windows. Three piece white suite with square P-shaped bath and mixer tap, independent electric shower with attachment, glazed screen, pedestal hand basin, low level wc. Period style skirtings.



OUTSIDE

The front garden is walled to all sides with gate giving access via paved path to the front door. External lighting. The garden is slated and has raised shrub borders and some good established shrubs.

The rear courtyard garden is walled and paved for low maintenance, space for small timber shed and has some established shrubs and flowers. External light and water supply.

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 A.

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 January 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			80
		49	

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