



Grove Coach Road, Retford

Offers in Region of **£435,000**

A fantastic opportunity to acquire an extensive FOUR DOUBLE BEDROOM detached family home, with the potential to extend further if the purchaser sees fit, subject to the necessary planning consents. Thoughtfully designed to capture an abundance of natural light, the spacious ground floor living accommodation briefly comprises a welcoming entrance hall, generous lounge, open plan dining room/ garden room, sizeable breakfast kitchen enjoying plentiful storage and integrated appliances, utility room, and a handy ground floor WC. The first floor sees a bright galleried landing, master bedroom benefitting from fitted wardrobes, three further bedrooms with integral storage, and a family shower room. Outside, the frontage sees a private driveway and integral double garage catering for several vehicles, whilst an ample, predominantly laid to lawn garden resides to the rear. Both the front and rear gardens are framed by established trees and planting for added privacy. Conveniently located just off the highly regarded London Road in the Georgian market town of Retford, 45 Grove Coach Road enjoys a wealth of everyday amenities, recreational facilities, boutiques, dining options, and excellent road and rail links in its locality. Bracken Lane Primary Academy and Thrumpton Lane Academy are within easy reach on foot. For secondary education, Retford Oaks Academy, having most recently achieved a good Ofsted rating, is just a short drive away. Early viewing is considered essential to fully appreciate the space both indoors and outdoors, and the prime town setting being offered for sale.









- ****NO UPWARD CHAIN****
- Extensive FOUR DOUBLE BEDROOM Detached Family Home
- Boasting Spacious Reception Rooms
- Solar Panels Installed to the Roof Support the Heating System with Renewable Energy
- Integral Double Garage & Driveway Cater for Several Vehicles
- Private, Predominantly Laid to Lawn Front & Rear Gardens
- Conveniently Located Just Off the Highly Regarded London Road in the Georgian Market Town of Retford
- Close Proximity to Everyday Amenities, Recreational Facilities, Boutiques, Dining Options, & Schools for All Age Groups
- Excellent Road & Rail Links

Council Tax band: D

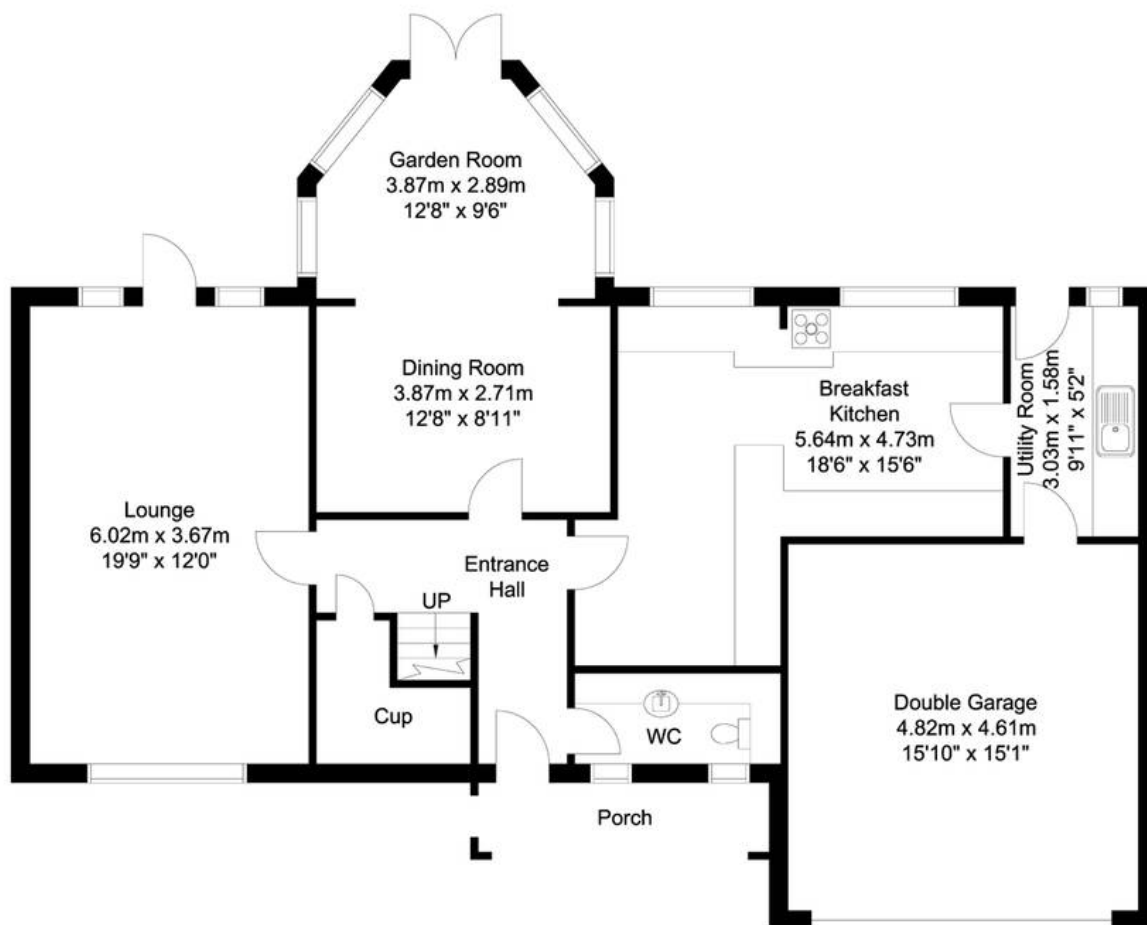
Tenure: Freehold

EPC Energy Efficiency Rating: B

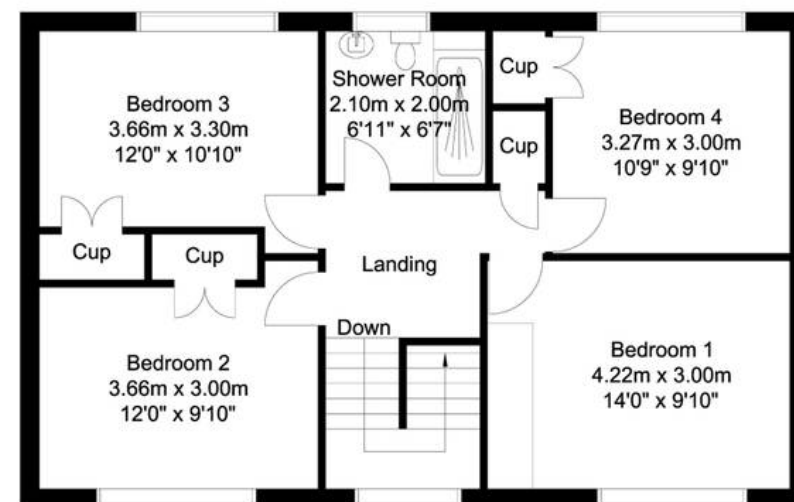




Ground Floor
106 sq m/1140.97 sq ft
Approx.



First Floor
59 sq m/635.07 sq ft
Approx.



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 @2026