



Alexander Jacob
estate agents & company



Whinney Moor Lane
Retford

Offers in the Region of £310,000

Property & Estates Consulting
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Whinney Moor Lane

Retford

Characterful THREE BEDROOM Detached Family Home

Property Overview

- Moderately Renovated Under Current Ownership to Include a New Boiler Installed in 2022- Fitted Since the EPC was Produced, & Two New Bathroom Suites
- THREE RECEPTION ROOMS
- Enjoying a Well-Appointed & Mature Garden Plot Extending Approximately 0.2 Acres



A fantastic opportunity to acquire a characterful THREE BEDROOM detached family home, with the potential to extend further if the purchaser sees fit, subject to the necessary planning consents. Moderately renovated under current ownership, the recent works include two newly installed bathroom suites, a new boiler, the installation of a cosy roof and bifolding doors on the conservatory, newly laid flooring to several living spaces, and redecoration throughout. Ideal for buyers seeking charm and comfort, the versatile ground floor living accommodation briefly comprises a welcoming entrance hall, generous lounge diner, sunny, southerly aspect conservatory, dining room, kitchen boasting plentiful storage, utility room, and a contemporary ground floor shower room. To the first floor, a bright, galleried landing seamlessly flows into three revamped bedrooms, and an impressive family bathroom showcasing a freestanding bath. Set back from the roadside, this family home sits on a well-appointed and mature garden plot extending approximately 0.2 acres. An extensive, gated driveway and oversized single garage provide ample parking, whilst a fully enclosed, southerly aspect garden offering a good degree of privacy resides to the rear. Located just off the highly regarded London Road in the Georgian market town of Retford, 23 Whinney Moor Lane enjoys a wealth of everyday amenities, recreational facilities, boutiques, bars, restaurants, and excellent road and rail links in its locality. Bracken Lane Primary Academy and Thrumpton Lane Academy, both having most recently achieved a good Ofsted rating, are within easy reach on foot. For secondary education, Retford Oaks Academy, also having most recently achieved a good Ofsted rating, is just a short drive away. Early viewing is considered essential to fully appreciate the recent works, space, and prime town setting being offered for sale.

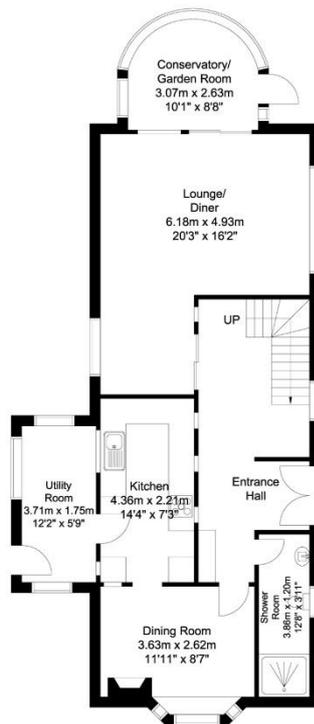
- Extensive, Gated Driveway & Oversized Single Garage Providing Ample Parking
- Located Just Off the Highly Regarded London Road in Retford
- Close Proximity to a Wealth of Everyday Amenities, Recreational Facilities, Boutiques, Bars, Restaurants, Schools for All Age Groups, & Excellent Road & Rail Links
- Council Tax Band: C EPC Rating: F



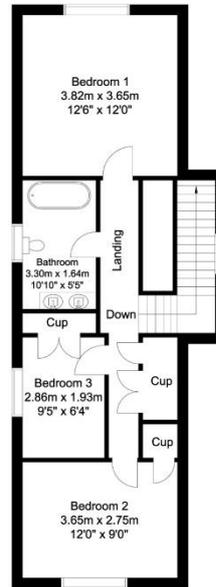
Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



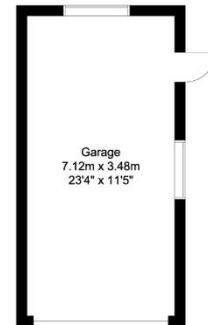
Ground Floor
81 sq m/871.87 sq ft
Approx.



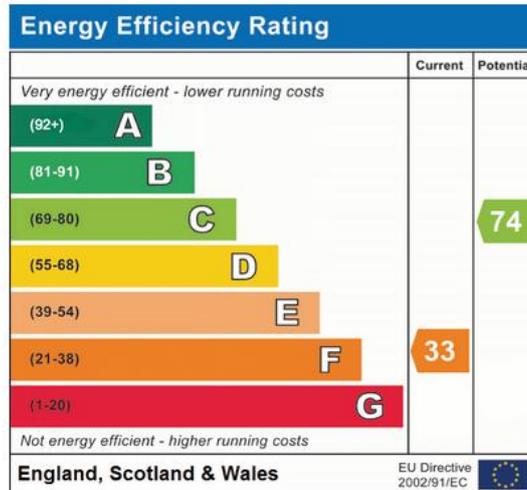
First Floor
50 sq m/538.19 sq ft
Approx.



Outbuilding
25 sq m/269.09 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



Tenure & Charges: Freehold- Vacant possession will be given upon completion

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.