



HOME, LANEHAM
OFFERS IN THE REGION OF £285,000

BROWN & CO

HOME, MAIN STREET, LANEHAM, RETFORD, NOTTINGHAMSHIRE, DN22 0NA

DESCRIPTION

A delightful, detached cottage in highly regarded village, offering potential for enhancement, benefiting from immediate grounds, parking and garaging together with a wonderful area of "away" land/garden, perfect for horticultural use, gardening, hobbies, relaxation and occasional family gathering, etc., approx. 0.18 Acres.

Accommodation commences with a reception hall with staircase to first floor. Two reception rooms are provided of sitting room and dining room. The kitchen has a range of oak style units and completing the ground floor is the rear entrance hall off which there is a cloakroom with wc, perhaps suitable for adaptation to utility room or similar.

The three bedrooms circulate around the central landing and the house bathroom features a traditional white suite.

Outside, the property delivers immediate garden grounds, walled front courtyard, driveway, parking and detached brick built garage. From Main Street pedestrian access leads to the away garden.

LOCATION

The property enjoys frontage to Main Street in the heart of the highly regarded village of Laneham, a quiet village leading to Church Laneham and the River Trent so effectively has no through traffic. Laneham boasts a well known local hostelry lying adjacent to its own brewery, village hall, proximity to the River Trent and a wealth of countryside walks and lanes. Further facilities are available in other nearby villages. Lying just off the A57, the village is particularly well located for accessing surrounding centres of Retford, Newark and Lincoln.

The area in general is served by excellent transport links. The A1 is accessible at nearby Markham Moor from which the wider motorway network is available. Both Retford and Newark have direct rail services into London Kings Cross (from Retford approx. 1hr 30 mins). Air travel is feasible via Nottingham East Midlands international airport. Leisure amenities and educational facilities

(both state and independent) are well catered for. Tuxford Academy is nearby.

DIRECTIONS

what3words/// tweeted.caves.snacking

ACCOMMODATION

RECEPTION HALL with quarter turn staircase ascending to galleried landing over. Under stairs cupboard hosting oil fired central heating boiler. Radiator.

LOUNGE 12'0" x 12'0" (3.66m x 3.66m) measured to rear of chimney breast, dual aspect, tiled fireplace and hearth with open fire. Radiator.



DINING ROOM 12'0" x 11'0" (3.66m x 3.35m) measured to rear of chimney breast with tiled fireplace, side aspect windows, radiator.



REAR ENTRANCE HALL radiator.

CLOAKROOM (suitable for adaptation to utility or similar). Low suite wc, wall hung basin, half tiled to coordinate. Radiator.

KITCHEN 11'2" x 9'5" (3.41m x 2.88m) range of oak style fronted units to wall and floor level, base units surmounted by marble effect working surfaces, sink unit, plumbing for washing machine, side entrance door. Tiled splashbacks, radiator.



GALLERIED LANDING spindle balustrade over stairwell, side aspect window, access hatch to roof void.

BEDROOM ONE 12'0" x 12'0" (3.66m x 3.66m) dual aspect, vaulted ceiling, airing cupboard with lagged copper hot water cylinder, radiator.



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01777 709112 | retford@brown-co.com

BEDROOM TWO 12'0" x 11'0" (3.66m x 3.35m) rear aspect window, radiator.



BEDROOM THREE 11'2" x 9'6" (3.41m x 2.92m) maximum dimensions, rear aspect window, radiator.

BATHROOM white suite of panelled bath, pedestal hand basin, low suite wc, tiled splashbacks, exposed floor boarding, radiator.



OUTSIDE

The property enjoys frontage to Main Street with pedestrian and vehicular access. Walled front forecourt and paths circulating all around the property. Tarmacadam driveway sweeps around to the rear to the parking court and terminating at a brick built **GARAGE**

18'2" x 10'3" (5.52m x 3.13m) with up and over door, window to aid natural lighting, personal door, light and power. Lawned gardens exist to side and rear.

"AWAY GARDEN" accessed on foot via the public footpath to the beck. An away parcel of land, maturely hedged and predominantly laid to grass, fruit bushes and conifer tree.

Approximately 0.18 Acres (0.07 Hectares), subject to measured site survey.

Aluminium greenhouse and timber garden store.



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 D.

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.

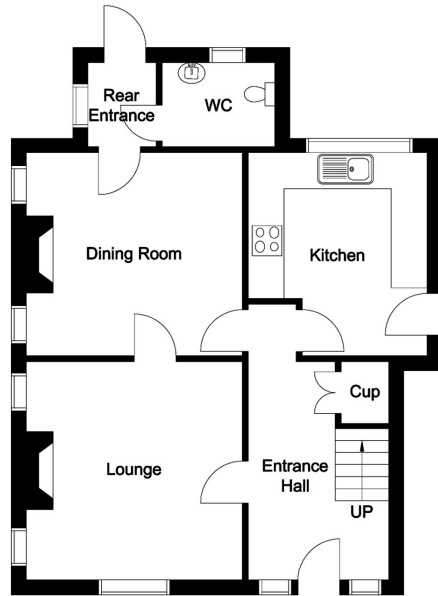
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

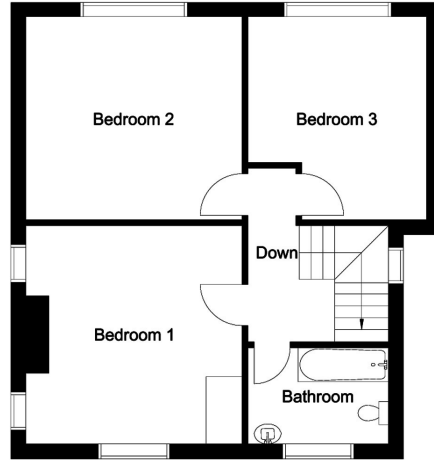
These particulars were prepared in April 2023.

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

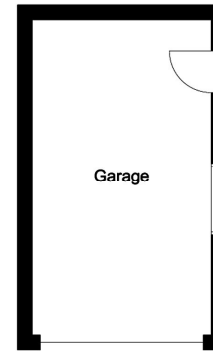
Ground Floor



First Floor



Outbuilding



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