



APPLE TREE HOUSE, LANEHAM
£625,000

BROWN & CO



APPLE TREE HOUSE

RAMPTON ROAD, LANEHAM

RETFORD, DN22 ONE

DESCRIPTION

A stunning individually built detached family home with spacious accommodation throughout. The main feature is the open plan kitchen living dining space on the ground floor which leads directly into the landscaped and attractive rear garden and covered hot tub and entertaining area. In addition, there is a large study and utility room which could be reconfigured to create a small annexe for elderly relatives/teenager. There are en suite facilities to two of the bedrooms. Externally is a detached double garage and parking for numerous vehicles.

LOCATION

The property enjoys frontage to Rampton Road on the edge 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 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//verges.mourner.fiction](http://what3words.com/verges.mourner.fiction)



ACCOMMODATION

COVERED ENTRANCE raised step and canopy entrance with stainless steel support and recessed lighting. Oak wooden door with side obscure window into

ENTRANCE HALL 12'8" x 6'0" (3.90m x 1.84m) front aspect double glazed window with fitted venetian blinds. Entry phone system and under floor heating control panel. Recessed lighting, oak flooring. Opening to

KITCHEN LIVING DINING ROOM

Living Area 26'2" x 13'3" (7.97m x 4.04m) rear aspect double glazed French doors and side windows leading into and overlooking the rear garden. Oak flooring, TV aerial point, bespoke fitted bookshelves with storage cupboards below, under floor heating, recessed lighting. Cylindrical support. This leads to

Kitchen Dining Area 42'2" x 15'4" (12.85m x 4.69m) front aspect double glazed window with fitted venetian blinds. Bespoke staircase to first floor. Oak flooring, wall light points, recessed lighting. A good range of white high gloss base and wall mounted cupboard and drawer units with stainless steel rod style handles. Ample quartz working surfaces with matching upstands. Inset stainless steel sink with mixer tap. Integrated dishwasher, space for free standing range style cooker with stainless steel extractor canopy above and Perspex splashback. Space for American style fridge freezer. Central island area with additional drawers and working surfaces with raised wooden workbench breakfast bar with glass tiled pattern. Sitting area with vaulted ceiling, double glazed French doors into the entertainment area and double glazed windows overlooking the rear garden. Oak flooring, TV aerial point. Air conditioning unit.



OFFICE 15'2" x 12'6" (4.62m x 3.85m) side aspect double glazed window overlooking the front courtyard. A good range of fitted office furniture incorporating drawers and cupboards. TV and telephone point. Wall lighting, recessed lighting, controls for CCTV.

UTILITY ROOM 10'5" x 6'9" (3.19m x 2.10m) side aspect double glazed window. UPVC stable door with obscure glazing. Range of white base and wall mounted cupboard units, single stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine. Floor standing oil fired central heating boiler. Ample working surfaces, ceramic tiled floor, spotlighting and door to



CLOAKROOM side aspect obscure double glazed window with fitted venetian blinds. Inset sink with mixer tap, low level wc with concealed cistern. Tiled surround, ceramic tiled flooring. Wall light.

FIRST FLOOR

GALLERY STYLE LANDING oak and chrome balustrades to staircase. Double glazed window overlooking the front courtyard. Central heating thermostat, recessed lighting and staircase to second floor.

MASTER BEDROOM 15'7" x 13'4" (4.77m x 4.07m) two rear aspect double glazed windows with views overlooking the garden. A range of triple wardrobes with white high gloss doors with ample hanging and shelving space. Recessed lighting, TV and telephone points. Door to

EN SUITE SHOWER ROOM 7'0" x 5'9" (2.17m x 1.80m) rear aspect obscure double glazed window with venetian fitted blinds. Tile enclosed shower cubicle with glazed screen, mains fed shower with handheld attachment and raindrop shower head. Rectangular vanity unit with cupboard below and contemporary mixer tap. Wall mirror and light. White low level wc with concealed cistern. Ceramic tiled floor and tiled skirting. Majority tiled walls, recessed lighting, extractor and chrome towel rail radiator.

BEDROOM FOUR 12'2" x 8'2" (3.72m x 2.49m) front aspect double glazed window with fitted venetian blinds. Floor to ceiling double wardrobe with hanging and shelving space. Spotlight, TV aerial lead.

BEDROOM FIVE 13'4" x 6'6" (4.07m x 2.02m) front aspect double glazed window with views to the courtyard, spotlighting, TV aerial lead. Door to

LARGE EAVES STORAGE CUPBOARD front aspect window, heating and lighting.

FAMILY BATHROOM rear aspect obscure double glazed window. White suite comprising large

bath with tiled surround and matching tiled splashback, contemporary mixer tap and handheld shower. Low level wc, his n hers large enamel sinks with contemporary mixer taps set around tiled plinth and display. Wall mounted mirrors and wall light points. Recessed lighting and extractor. Chrome towel rail radiator. Ceramic tiled floor and matching skirtings.

SECOND FLOOR

LANDING rear aspect Velux style window.

BEDROOM TWO 16'0" x 13'4" (4.88m x 4.07m) rear aspect double glazed Velux style window with fitted blinds. TV points. Door to

EN SUITE SHOWER ROOM with 1 1/2 width tile enclosed shower cubicle with Triton electric shower, glazed sliding screens. Vanity unit with inset sink, mixer tap and cupboards below, low level wc. Ceramic tiled floor and matching skirtings, chrome towel rail radiator.

BEDROOM THREE 16'0" x 11'8" (4.92m x 3.61m) rear aspect Velux style double glazed window with fitted blind and views to the garden. Range of built in wardrobes with hanging and shelving space. TV point.





OUTSIDE

The front is screened by high curved brick wall. Electrically operated roller gate leading to the front block paved courtyard providing parking for several vehicles leading to additional stoned area providing additional parking with lighting and water supply. **ADDITIONAL PITCHED ROOF DOUBLE GARAGE** with electrically operated roller doors, power and lighting. Eaves storage space.

The rear garden is of a great size and is fenced to all sides with wrought iron pedestrian gate to the front. Bespoke barn style pitched roof loggia with dwarf brick wall and hedge surround with paving. The main area is lawned with some trees.

There is a good sized patio with external sockets and uplighting. Raised area with bespoke barn style pitched roof loggia with brick wall and space for hot tub. To the rear of the plot is an external brick built pizza oven and log burner set around box hedging with paving covered by bespoke barn style pitched roof loggia.



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 TBA.

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 finalizing 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 specialize 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.

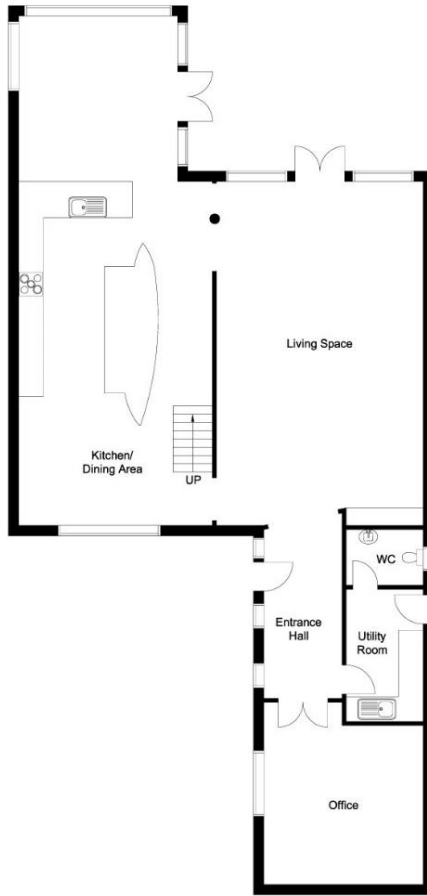
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These particulars were prepared in June 2023.

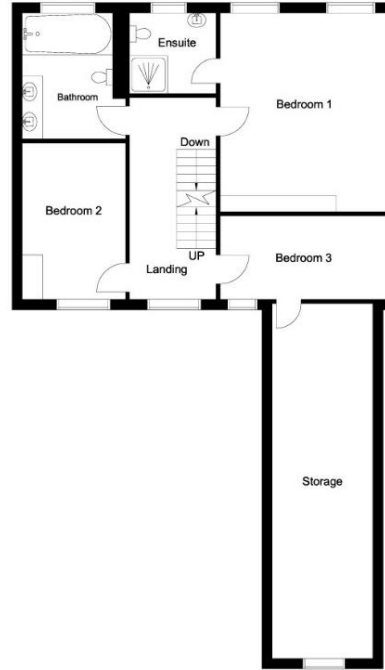


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92-100)	A		91
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs:			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

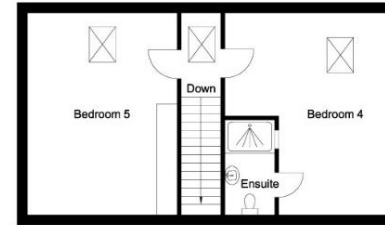
Ground Floor



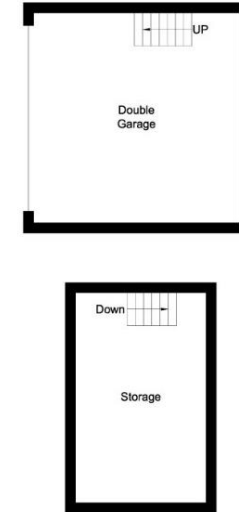
First Floor



Second Floor



Outbuilding



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