



LAMBOURNE HOUSE, LANEHAM
£435,000

BROWN & CO

LAMBOURNE HOUSE, DUNHAM ROAD, LANEHAM, RETFORD, DN22 0NB

DESCRIPTION

A modern detached house being sold for the first time since new (2009) built by Apple Tree Homes, a renowned local developer. The property benefits from good sized accommodation throughout with a modern breakfast kitchen, lounge overlooking the rear garden and additional room being a study or playroom. The family bathroom and en suite were refitted in January 2023. There is an integral single garage and additional parking for two vehicles to the front as well as an enclosed garden.

LOCATION

The property enjoys frontage to Dunham Road in 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///bandstand.piston.invest

ACCOMMODATION

Part glazed timber door into

ENTRANCE HALL 15'3" x 8'2" (4.67m x 2.51m) maximum dimensions with ceramic tiled flooring, recessed lighting, stairs to first floor landing, central heating thermostat, door to garage.

CLOAKROOM with white low level wc, corner mounted hand basin with mixer tap, ceramic tiled flooring, chrome towel rail radiator. Extractor.

KITCHEN BREAKFAST ROOM 19'0" x 12'5" (5.81m x 3.81m) dual aspect double glazed windows to front and side. A good range of cream coloured shaker style base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap, space for range style cooker with stainless steel extractor canopy above. Space for American style fridge freezer. Ample wood effect working surfaces, tiled upstands, concealed lighting to the wall cupboards. Ceramic tiled flooring, recessed lighting. Door to



UTILITY ROOM side aspect half obscure glazed door, shaker style base and wall mounted cupboards. Single stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine and one further appliance. Additional working surfaces, tiled splashback, ceramic tiled flooring. Extractor.

LOUNGE 17'8" x 11'5" (5.41m x 3.49m) rear aspect double glazed French doors overlooking the garden. Tiled flooring, TV and telephone points, wall light points, underfloor heating.



STUDY/PLAYROOM 10'0" x 8'0" (3.09m x 2.44m) rear aspect double glazed window. Range of fitted shelving, telephone point.



FIRST FLOOR

GALLERY STYLE LANDING with recessed lighting. Built in shelved linen cupboard.

BEDROOM ONE 15'4" x 11'5" (4.69m x 3.51m) rear aspect double glazed window with views of the rear garden. TV and telephone points. Access to partially boarded roof void with light. Door to

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EN SUITE SHOWER ROOM full width aqua boarded enclosed shower cubicle with glazed sliding screen, mains fed shower with handheld attachment and raindrop shower head. Pedestal hand basin with splashback, low level wc with concealed cistern and matching aqua boarding surround. Chrome towel rail radiator, recessed lighting. Extractor.

BEDROOM TWO 12'5" x 12'2" (3.81m x 3.73m) front aspect double glazed window with views to farmland and fields beyond.



BEDROOM THREE 12'5" x 11'5" (3.81m x 3.50m) rear aspect double glazed window with views to the garden.

BEDROOM FOUR 14'4" x 8'6" (4.48m x 2.61m) front aspect double glazed window, dormer style room. TV and telephone points.

FAMILY BATHROOM 11'8" x 5'6" (3.59m x 1.72m) side aspect obscure double glazed window. Four piece suite with white panel

enclosed bath with contemporary mixer tap and aqua board splashback. Pedestal hand basin with mixer tap and aqua board splashback. Low level wc. 1 1/2 width aqua boarded enclosed shower cubicle with glazed sliding screen and main fed shower with handheld attachment and raindrop shower head. Recessed lighting, extractor. Chrome towel rail radiator.



OUTSIDE

The front is block paved and provides parking for 2-3 vehicles and leads to the **INTEGRAL SINGLE GARAGE** with up and over door, power, light and return door to entrance hall. Picket style fence to the front, slated area and some established shrub, flower beds and borders. Two wooden gates giving access to the rear garden, metal cabinet housing oil fired central heating boiler.

The rear garden is walled and fenced to all sides. A good sized paved patio with external sockets, lighting and water supply. Good area of sculptured lawn with established shrub and flower borders. Corner pagoda with patio below. Additional raised paved patio with space for a timber shed.

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.

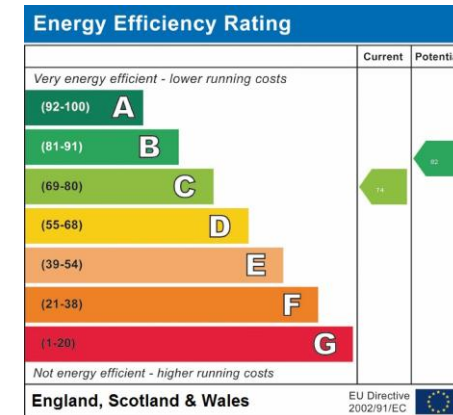
Viewing: Please contact the Retford office on 01777 709112.

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.

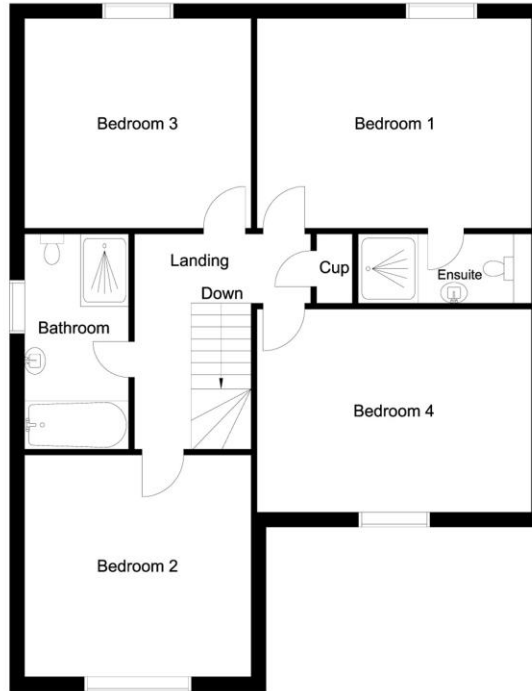
These particulars were prepared in June 2023.



Ground Floor



First Floor



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..
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