



LADYFINGERS, BOTHAMSALL
£500,000

BROWN & CO

LADYFINGERS, MAIN STREET, BOTHAMSALL, RETFORD, DN22 8DW

DESCRIPTION

An extended and well presented detached family home in this small and favoured village. The property offers great versatile ground floor accommodation with a dual aspect open plan kitchen/dining room, as well as two additional reception rooms plus a large utility room. There are en suite facilities to the master bedroom and there is also a store room/kennel which gives dog access to the open kennels to the rear of the property. The gardens of a good size and overlook adjoining farmland and fields.

LOCATION

The property enjoys a prominent location in the centre of the village within the Conservation Area. Bothamsall is a highly regarded and historic village and is particularly well located for the areas excellent transport links with the A614 lying to the west and A1 lying to the east from which the motorway network is available. Retford has a direct service into London Kings Cross (approx. 1 hour 30 minutes). Air travel is convenient by Nottingham East Midlands International Airport.

DIRECTIONS

what3words:///pretty.crispier.sleepers

ACCOMMODATION

ENTRANCE PORCH ¾ glazed UPVC door and windows, bench seat with storage, ceramic tiled flooring, part brick faced walls, half glazed oak door into

ENTRANCE HALL attractive turning staircase to gallery style landing, under stairs storage area, ceramic tiled flooring, telephone point, recessed lighting.



CLOAKROOM front aspect double glazed window, recently refitted with inset sink with contemporary mixer tap and soft close drawers below, low level wc with concealed cistern, chrome towel rail radiator. Ceramic tiled floor, part tiled walls.

LOUNGE 17'4" x 11'9" (5.31m x 3.62m) front aspect double glazed picture window. Recessed fireplace with fitted log burner on raised tiled hearth, oak wooden flooring, bifold doors into



SITTING ROOM 16'10" x 11'6" (5.17m x 3.54m) with vaulted ceiling, recessed lighting, exposed ceiling timbers. Triangular shaped feature window. Rear aspect full width bifold doors overlooking the garden and fields. Oak flooring, TV point. Door to kennel. Return door to Utility Room also accessible from the hall.



DINING ROOM 14'10" x 13'0" (4.56m x 3.99m) dual aspect with double glazed windows to front and side. Recessed feature log burner on raised hearth, ceramic tiled flooring, TV and telephone points. Square opening into



BREAKFAST KITCHEN 14'10" x 11'9" (4.56m x 3.62m) dual aspect double glazed windows to side and rear and open farmland. An extensive range of base and wall mounted cupboard and drawer units, double Belfast sink with mixer tap, integrated dishwasher and microwave/grill, ample quartz working surfaces with double drainer and matching upstands and windowsills, recessed chimney breast

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with space for range style cooker, extractor and tiled insert. Central island with cupboards, wine rack and wooden working surfaces incorporating breakfast bar.



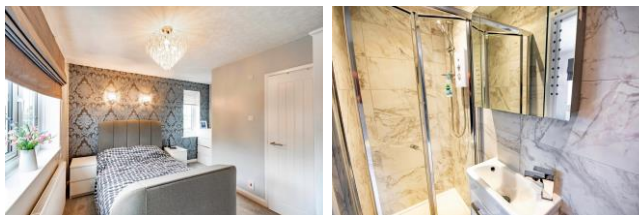
UTILITY ROOM 12'5" x 7'10" (3.82m x 2.43m) rear aspect half glazed UPVC door and window into the garden. A range of wood grain effect base and wall mounted cupboards. Single circular sink drainer unit with mixer tap, space and plumbing below for washing machine. Space for upright fridge freezer. Floor standing Thermicon oil fired central heating boiler. Ample working surfaces, ceramic tiled flooring, return door to living room.

STORE/KENNELS 8'8" x 7'3" (2.68m x 2.22m) with laminate flooring, large dog hatches into the external kennel. The kennels have aqua boarded walls for ease of maintenance and cleanliness. Return door to garage.

FIRST FLOOR

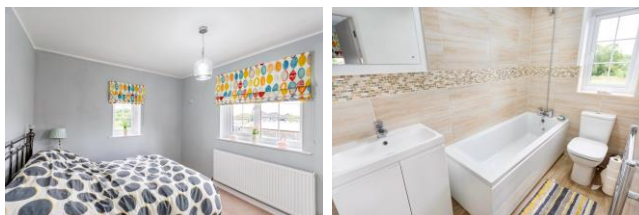
GALLERY STYLE LANDING with front aspect double glazed window. Access to roof void.

BEDROOM ONE 12'5" x 11'9" (3.81m x 3.62m) dual aspect double glazed windows with views to adjoining fields. Wall light point. TV and telephone points. Door to



EN SUITE SHOWER ROOM with enclosed shower cubicle with glazed screen. Bristan electric shower, vanity unit with rectangular sink with contemporary mixer tap and white high gloss cupboard below. Low level wc, wood effect flooring, ceramic tiled walls and extractor. Recessed lighting.

BEDROOM TWO 11'9" x 9'8" (3.63m x 3.00m) dual aspect to side and rear with views to the garden and adjoining fields. Built in fitted wardrobes with mirror fronted doors and ample hanging and shelving space. Door to



EN SUITE BATHROOM rear aspect double glazed window with views to the fields. Three piece white suite with panel enclosed bath, contemporary handheld mixer tap/shower attachment, low level wc, vanity unit with contemporary mixer tap and high gloss white cupboards below. Wood effect flooring, part tiled walls, spotlighting, chrome towel rail radiator.

BEDROOM THREE 14'9" x 13'0" (4.53m x 3.98m) dual aspect to front and side. An extensive range of built in bedroom furniture incorporating wardrobes with ample hanging and shelving space, chest of drawers and kneehole dressing table unit. Telephone point.

FAMILY BATHROOM side aspect double glazed window with lovely views to adjoining farmland. Split level with tile enclosed sunken oval bath with contemporary mixer tap, wall mounted hand basin with contemporary mixer tap. Corner fitted shower cubicle with mains fed shower, handheld attachment and raindrop shower head. Wood effect flooring, tiled walls, recessed lighting, extractor. Storage cupboard and chrome towel rail radiator. Fitted medicine cabinet with mirror fronted door and shaver socket.

OUTSIDE

Ladyfingers is set well back from the road with a five bar gate and pedestrian gate leading to the driveway which has a central circular established shrub and flowered bed and provides in and out driveway with parking for central vehicles. This is turn leads to the **INTEGRAL SINGLE GARAGE** with electric operated roller door, power, light and door to kennel. The front garden has a good area of lawn, stocked and established shrub, flower beds and borders. Wooden gate giving access to the rear of the property. The front garden also abuts a paddock. The rear garden is post and rail fenced to all sides. There is a large raised Indian stone patio with external lighting and water supply. Brick retaining wall and two sets of steps leading to the main garden. The main garden is lawned with some established fruit trees and abuts open farmland, paddocks and neighbour's menage. Paved hard standing for an additional greenhouse, summer house or kennels.

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.

These particulars were prepared in July 2023.

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IMPORTANT NOTICES

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