



TANGLETREES, LANEHAM  
£325,000

**BROWN & CO**

## TANGLETREES, MAIN STREET, LANEHAM, RETFORD, DN22 0NG

### DESCRIPTION

Bright modern detached house which may benefit from a cosmetic upgrade. Great potential for remodelling, subject to all statutory consents, to create a beautiful family home to one's own taste. Tangletrees is situated centrally in this popular village location with mature trees and gardens to both front and rear.

A porch and reception hall deliver you into the heart of the home, wrapping around is the lounge dining room, being L-shaped and having garden access. The kitchen lies to the side featuring ample room for breakfasting, a utility room and cloakroom with WC complete the ground floor.

At first floor level the sleeping space radiates around a generous landing with the main bedroom being particularly large and bright. There is a bathroom and separate shower room capable of being enlarged and/or combined. There is a large roof space.

Outside, the property is approached directly from Main Street with a driveway passing by the side of the property to the rear delivering ample off-road parking; a single garage is attached to the rear elevation. The grounds are mature and to the rear is a brick and pantile outbuilding in need of some attention but offering potential. With an area of side return garden, the property has good circulation around.

The property has timber effect double glazing and oil central heating.

### 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 public house, 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, Gainsborough, 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/// edgy.compelled.dramatic

### ACCOMMODATION

RECEPTION HALL staircase, under stair storage.

#### LOUNGE DINING ROOM

Lounge Area 18'0" x 15'0" (5.49m x 4.55m)

Dining Area 12'0" x 9'9" (3.66m x 2.98m)

L-shaped delivering 2 distinct living spaces, tiled fireplace, dual aspect including garden access via patio doors, serving hatch.



BREAKFAST KITCHEN 15'0" x 10'0" (4.55m x 3.04m) units to wall and floor, ample worktops, integrated appliances of oven, hob and extractor, dual aspect, breakfasting area.



UTILITY ROOM 7'10" x 7'3" (2.40m x 2.21m) sink unit, Boulter Oil central heating boiler, rear entrance door.

CLOAKROOM with WC

FIRST FLOOR

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
01777 709112| [retford@brown-co.com](mailto:retford@brown-co.com)

LANDING generous with railed balustrade over stairwell.

BEDROOM ONE 18'0" x 14'0" (5.49m x 4.26m) bright and front aspect.



BEDROOM TWO 12'0" x 9'9" (3.66m x 2.98m) side aspect.



BEDROOM THREE 15'0" x 10'0" (4.55m x 3.04m) front aspect bay.

HOUSE BATHROOM bathroom, basin, WC, linen and cylinder cupboards, tiled around fittings.



SEPARATE SHOWER ROOM tiled showering area, corner basin.



## OUTSIDE

Mature grounds lawned to front with trees.

Gated driveway, gravel and paved to rear amenity, parking and manoeuvring area.

ATTACHED BRICK GARAGE up and over door, rear personal door.

Brick and pantile outbuilding.

A modest lawned area passes by the other side of the house meaning there is good circulation around.

## 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 E.

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.

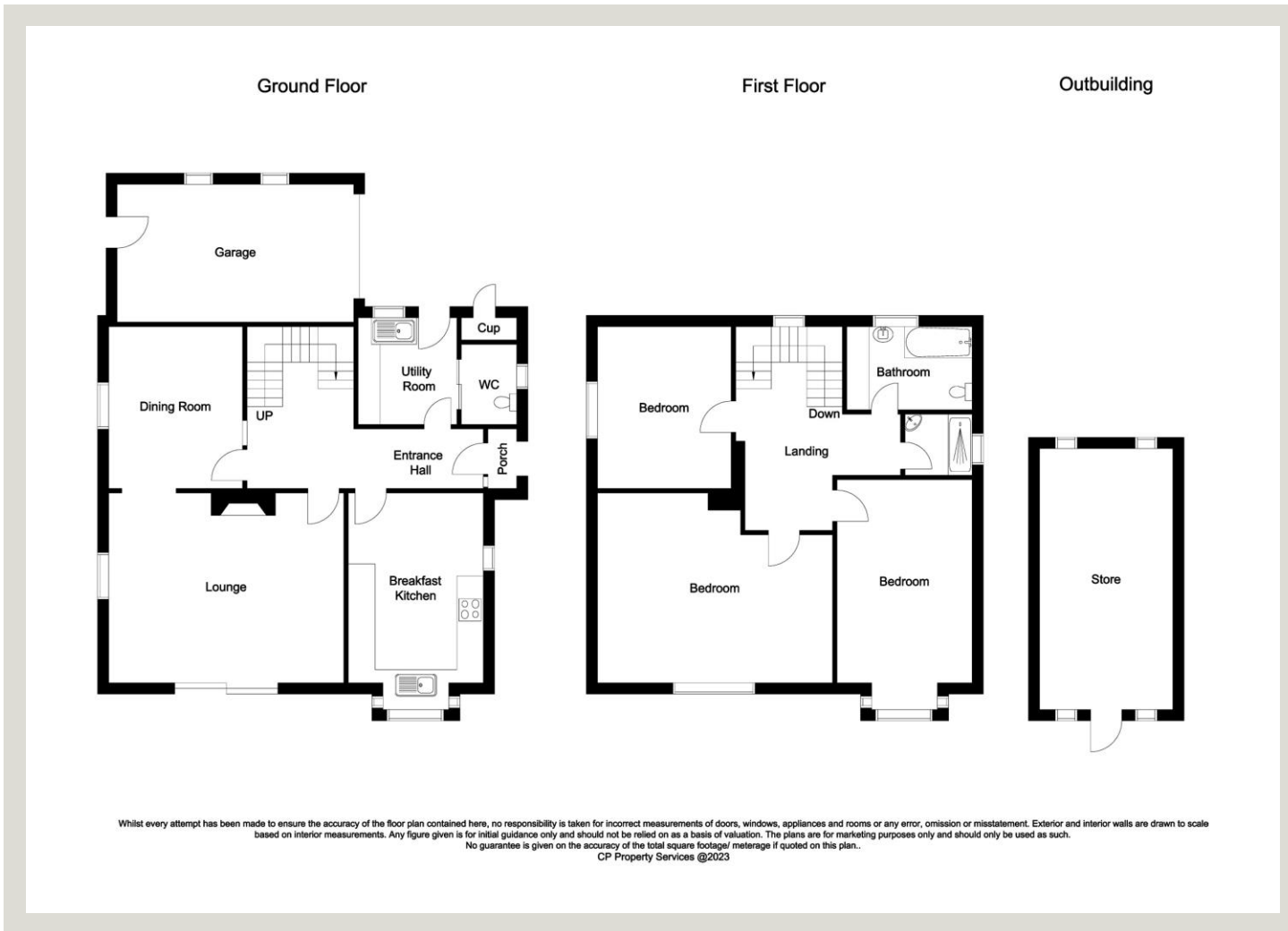
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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

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



### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
01777 709112 | [retford@brown-co.com](mailto:retford@brown-co.com)

**BROWN & CO**