



7 BUTCHERS MEWS, LANEHAM
£240,000

BROWN & CO

7 BUTCHERS MEWS, LANEHAM, RETFORD, DN22 0NA

DESCRIPTION

An extremely well presented modern terraced home in this favoured village. The property has benefited from some delightful additions and upgrading by the current owner and has been reconfigured to suit the younger family needs. A great open plan dual aspect kitchen living dining room with navy blue fitted kitchen including integrated appliances opening into a dining area and in turn leading to the snug. There is an integral garage, enclosed and manageable garden and a large studio/workshop at the rear.

LOCATION

Laneham boasts a pub, 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 railway stations giving direct access into London's Kings Cross (from Retford approx. 1 hour 30 minutes). 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///quail.soup.stone

ACCOMMODATION

Part glazed UPVC door into

OPEN ENTRANCE HALL with porcelain tiled flooring, moulded skirtings, side aspect double glazed window, recessed lighting, opening into

KITCHEN LIVING DINING ROOM 26'4" x 15'5" (8.04m x 4.73m)

maximum dimensions

LIVING AREA front aspect double glazed window. Porcelain tiled flooring, TV point, telephone point, part wood panelled walls. Under stairs cloakroom with white low level wc, fitted corner hand basin with contemporary mixer tap and cupboard below, matching tiled floor, extractor and moulded skirtings.



KITCHEN AREA rear aspect double glazed window. An extensive range of navy blue fitted base cupboards with rose gold coloured inset sink and matching mixer tap incorporating instant boiling water. Integrated washer dryer, fridge and freezer. Double ovens, ample working surfaces, central rectangular island/breakfast bar with four ring halogen hob, cupboards and drawers below, work surface surround, rose gold coloured cylindrical contemporary extractor above. Part brick tile effect wall tiles, recessed lighting.



DINING AREA porcelain tiled flooring, double glazed bifold doors leading into the garden, moulded skirtings, recessed lighting, opening into



SNUG 14'3" x 7'7" (4.35m x 2.34m) rear aspect double glazed floor to ceiling window. Cupboard housing LPG gas fired central heating boiler, solid wood parquet style herringbone flooring, part wood panelled walls, contemporary radiator, TV point.



FIRST FLOOR

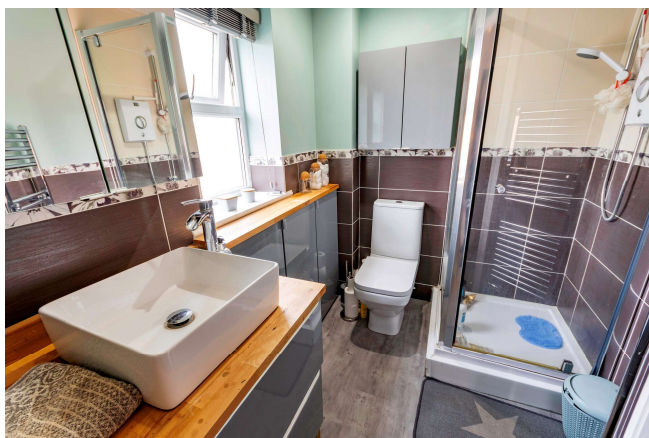
LANDING access to part boarded roof void, walk in cupboard with light, power, space and plumbing for washing machine.

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BEDROOM ONE 1'6" x 12'3" (4.15m x 3.74m) front aspect double glazed window, moulded skirtings. Door to



EN SUITE SHOWER ROOM front aspect obscure double glazed window. Corner tile enclosed shower cubicle with electric shower, glazed screen, white low level wc, vanity unit with corner square porcelain sink with contemporary mixer tap and wood surround with soft close dove grey drawers below. Additional range of storage cupboards, wood effect flooring, chrome towel rail radiator, extractor fan, recessed lighting, part tiled walls.



BEDROOM TWO 16'10" x 8'5" (5.18m x 2.59m) front aspect large double glazed picture window. Spot lighting, TV point. (This is currently being used as a work room).

BEROOM THREE 13'7" x 12'4" (4.18m x 3.77m) two rear aspect double glazed windows, moulded skirtings. TV point.



FAMILY BATHROOM 10'3" x 6'2" (3.15m x 1.89m) rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with mixer tap, mains fed shower with glazed screen, white low level wc, matching pedestal hand basin with mixer tap, ceramic tiled flooring, majority tiled walls, recessed lighting, shaver socket and chrome towel rail radiator.



OUTSIDE

The front is accessible by a communal driveway which leads to a herringbone style block paved turning area and can provide some additional parking. Private front garden which is walled with a good area of lawn and some shrubs. Driveway for one car leading to **INTEGRAL SINGLE GARAGE 12'6" x 7'9" (3.84m x 2.41m)** with metal up and over door.

The rear garden is fenced to all sides, full width Indian stone paved patio, external lighting and water supply. The garden is low maintenance with railway sleeper edging and stoned areas. Central slated area with pathway leading to the **TIMBER WORKSHOP 19'8" x 13'9" (6.03m x 4.25m)** with power, lighting, double glazed French doors and windows.

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 B.

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.

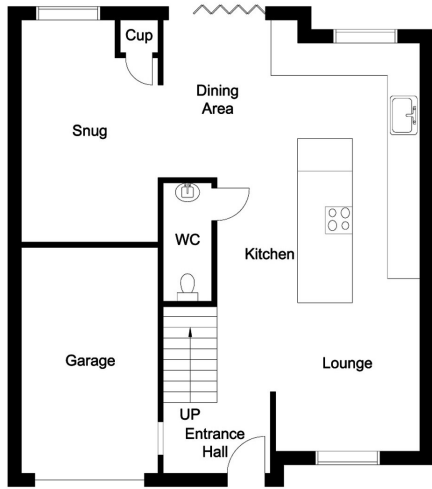
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

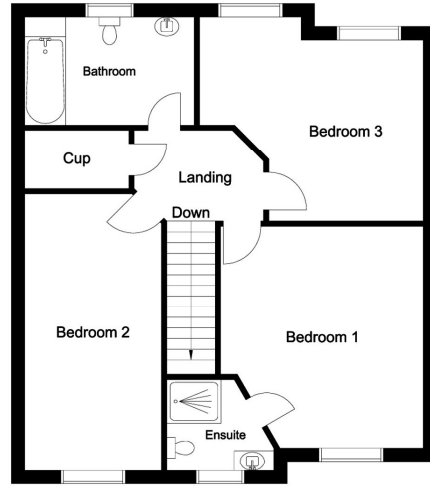
These particulars were prepared in October 2023.

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

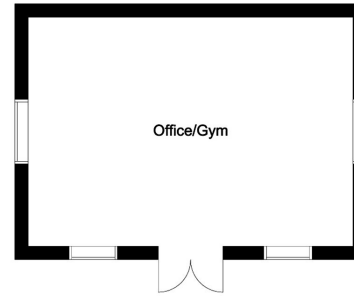
Ground Floor



First Floor



Outbuilding



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.
CP Property Services @2023



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