



**Main Street**  
**Laneham, Retford**

**Offers Over £350,000**



# Main Street Laneham, Retford

Beautifully Presented THREE DOUBLE BEDROOM Detached Family Home

## Property Overview

- Stripped Back to Brick & Extensively Renovated Since September 2023
- Contemporary Kitchen & Bathroom Suites
- Open Plan Lounge Diner Featuring Newly Installed Cosy Log Burner
- Generous Driveway & Detached Single Garage



We are delighted to welcome this beautifully presented THREE DOUBLE BEDROOM detached family home to the market, stripped back to brick in September 2023 and extensively renovated since. Significant recent works include rewiring and replumbing throughout, the installation of a cosy log burner, new heating system and modern radiators, and the property being rerendered externally. Showcasing contemporary fixtures and fittings, the immaculate ground floor living accommodation briefly comprises of a welcoming entrance hall, modern country kitchen enjoying a range oven which is to be included in the sale, open plan lounge diner attracting an abundance of natural light, rear entrance and handy ground floor WC, whilst three sizeable bedrooms and a three piece family bathroom reside on the first floor. Newly landscaped under current ownership, outside sees a generous driveway catering for several vehicles and a detached single garage, well kept lawns, and a sunny, southerly aspect patio area. Neighbouring open countryside on the edge of the rural village of Laneham, the property lends itself to a family seeking a country life. Enjoying miles of walking, cycling and horse riding routes on its doorstep, and close proximity to a traditional village pub, Home also boasts easy access to the Georgian market town of Retford via Grove Road. Retford is renowned for offering a wealth of everyday amenities, restaurants, bars, leisure facilities, and schools for all age groups. Rampton Primary School, having most recently achieved a good Ofsted rating, is just a brief drive away. Viewings are highly recommended to fully appreciate the modern accommodation and peaceful countryside setting being offered for sale.

- Fully Enclosed, Southerly Aspect Laid to Lawn Garden & Patio Area
- Resting on the Edge of the Rural Village of Laneham
- Easy Access to Retford's Wealth of Everyday Amenities, Restaurants, Bars, Leisure Facilities, & Schools for All Age Groups
- Council Tax Band: D EPC Rating: D

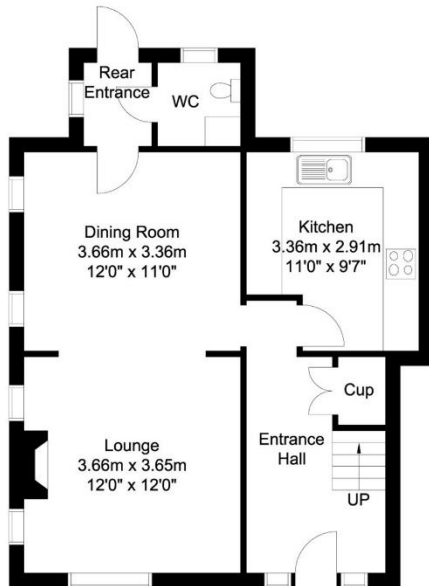




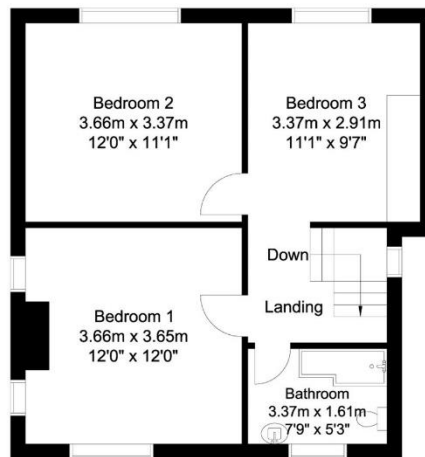
*Road links are served by the A1 & A57 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross in less than ninety minutes, & Edinburgh.*



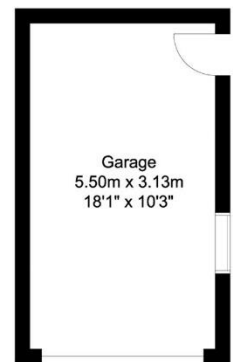
**Ground Floor**  
49 sq m/527.43 sq ft  
Approx.



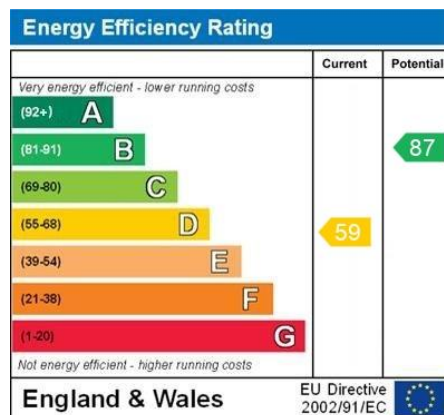
**First Floor**  
45 sq m/484.37 sq ft  
Approx.



**Outbuilding**  
17 sq m/182.98 sq ft  
Approx.



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 @2025



**Tenure & Charges:** Freehold- Vacant possession will be given upon completion

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.