



Alexander Jacob  
estate agents & company



**The Green**  
Dunham-On-Trent, Newark

**Offers in the Region of £300,000**

Property & Estates Consulting  
11 Grove Street, Retford, DN22 6JP

01777 566400  
[www.alexanderjacob.co.uk](http://www.alexanderjacob.co.uk)

# The Green Dunham-On-Trent, Newark

A Generous FOUR DOUBLE BEDROOM Detached Family Home Measuring 1690 Sq Ft.

## Property Overview

- Having Undergone Substantial Works Under Current Ownership
- Dating Back to the 19<sup>th</sup> Century & Sympathetically Extended Twice Since
- THREE RECEPTION ROOMS
- Master Bedroom Complete with Master En Suite



A great opportunity to acquire a generous FOUR DOUBLE BEDROOM detached family home, having undergone substantial works under current ownership to include damp proofing, roof repairs and insulation, new guttering, down pipes and soffits, and a brand new kitchen. Dating back to the early 19<sup>th</sup> Century, and sympathetically extended twice to retain several original features, the family orientated living accommodation briefly comprises of entrance hall, living room, dining room, lounge, kitchen, utility room, master bedroom complete with master en suite, three further double bedrooms and a family bathroom. Outside sees colourful wrap around gardens boasting an array of fruit trees, alongside two vegetable patches, a sunny Southerly aspect patio area, a summerhouse and a handy garden shed, both equipped with power and lighting. Located beyond the rear garden is a detached double length garage and one parking space, providing off road parking for two vehicles. The small village of Dunham-On-Trent enjoys a highly regarded village pub, village hall and several services in its locality. Dunham-On-Trent C of E Primary School, having most recently achieved a good Ofsted rating, is just a brief drive away. The historic market towns of Tuxford and Retford are easily accessible via the A57, hosting a further wealth of conveniences, leisure facilities, restaurants and schools for all age groups.

Viewings are highly recommended to fully appreciate the space and quiet village setting being offered for sale.

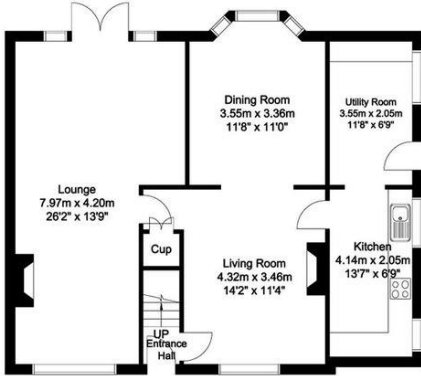
- Detached Double Length Garage & Further Parking Space to Rear
- Colourful Wrap Around Gardens Boasting Fruit Trees, Vegetable Patches, Sunny Southerly Aspect Patio Area, Summerhouse & Handy Garden Shed
- Located in the Highly Regarded Village of Dunham-On-Trent
- Council Tax Band: D EPC Rating: D



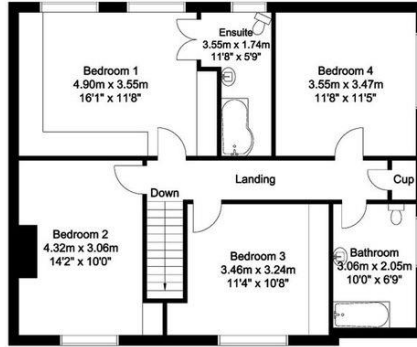
*Road links are served by the A1 & A57 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.*



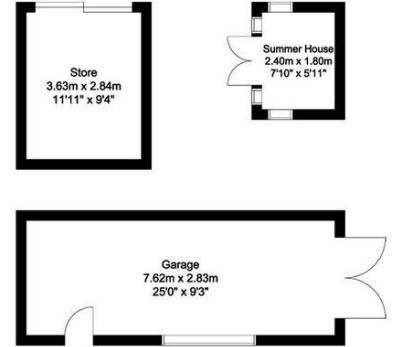
Ground Floor  
79 sq m/850.34 sq ft  
Approx.



First Floor  
78 sq m/839.58 sq ft  
Approx.



Outbuildings  
36 sq m/387.50 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 @2024

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

## Selling your home?

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

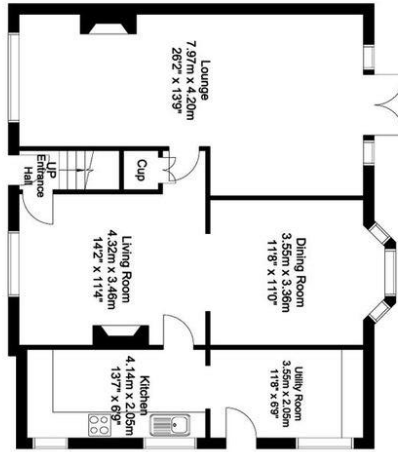
Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400

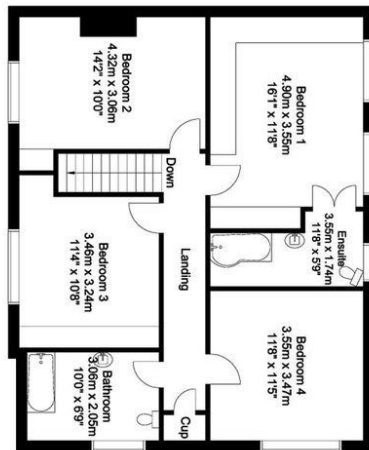
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

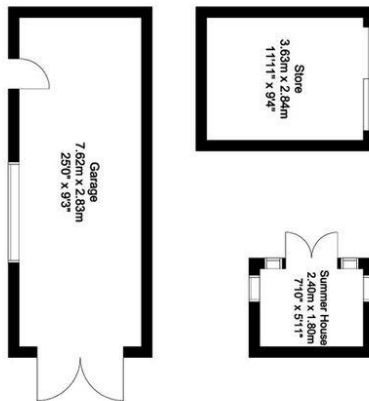
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**Tenure & Charges:** Freehold- Vacant possession will be given upon completion

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