



Church Lane
Hayton, Retford

Offers in the Region of £575,000

Church Lane Hayton, Retford

Beautifully Situated FOUR DOUBLE BEDROOM Detached Family Home Measuring Approximately 205 Sq M.

Property Overview

- Overlooking Open Fields to the Rear Elevation
- New Worcester Boiler & Radiators Installed in October 2022
- All Bedrooms Enjoying Fitted Wardrobes
- Well Stocked, Wrap Around Gardens Boasting a Sheltered, Westerly Aspect Seating Area



We are thrilled to welcome this beautifully situated FOUR DOUBLE BEDROOM detached family home to the market, overlooking open fields to the rear elevation. Benefitting from a new Worcester boiler installed in October 2022, and immaculately presented throughout, the ample living accommodation briefly comprises of a welcoming entrance hall, generous lounge with scenic countryside views, dining room, breakfast kitchen, utility room, ground floor shower room, four double bedrooms, each enjoying fitted wardrobes, and a partially modernised family bathroom. Well stocked gardens wrap around the property, boasting a sheltered, Westerly aspect seating area, whilst an attached, oversized double garage and sizeable, private driveway provide plentiful parking. Space and infrastructure exist to allow the purchaser to construct a second storey extension above the garage, subject to the necessary planning consents. Resting on a quiet lane in the heart of Hayton, known for its close-knit community, and ever popular for its balance between practicality for commuting and rural tranquility, the corner plot enjoys a convenience store, a lively village pub hosting regular events, a playpark and Clarbrough Primary School in its locality, which has most recently achieved a good Ofsted rating. The neighbouring towns of Retford and Gainsborough are just a little further afield via the A620, showcasing a wealth of everyday amenities, leisure facilities, restaurants, and further educational establishments to include Queen Elizabeth's Grammar School. Early viewing is considered essential to fully appreciate the spacious accommodation and peaceful village setting being offered for sale.

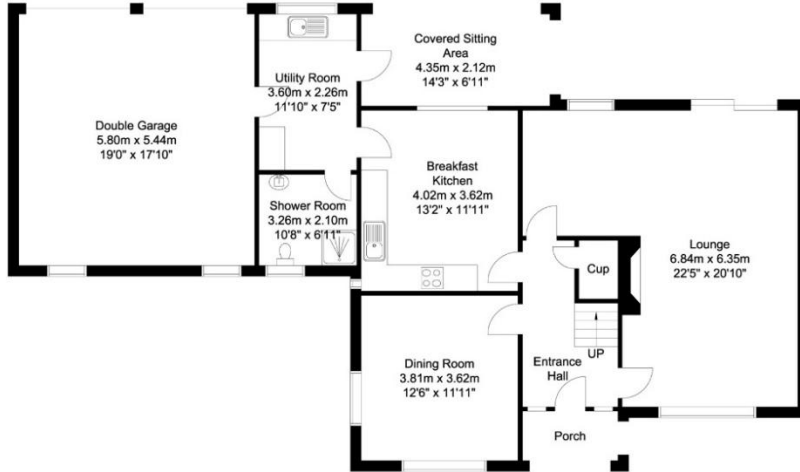
- Attached, Oversized Double Garage & Sizeable Private Driveway Providing Plentiful Parking
- Potential to Extend Above the Garage Subject to the Necessary Planning Consents
- Resting on a Quiet Lane in the Heart of Hayton
- Council Tax Band: E EPC Rating: D- New Highly Energy Efficient Heating System Installed Since EPC was Generated



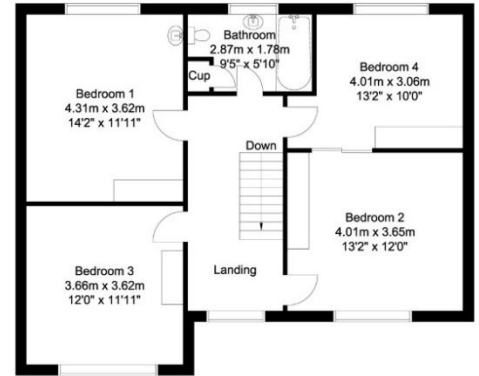
Road links are served by the A1 & A620 which offers greater transport links throughout the UK. Retford Train Station provides a direct line to King's Cross in less than 90 minutes at selected times.



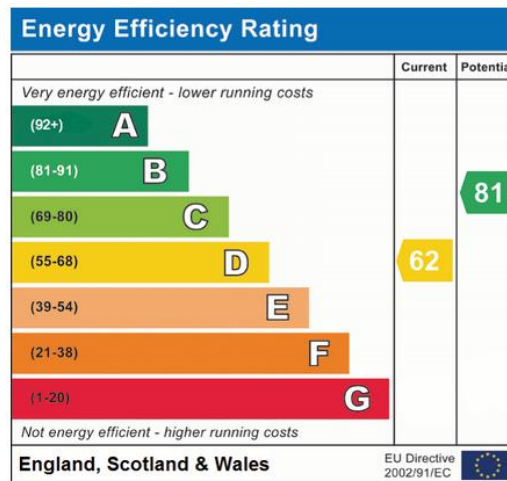
Ground Floor
132 sq m/1420.83 sq ft
Approx.



First Floor
73 sq m/785.76 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.