



Alexander Jacob  
estate agents & company



**Main Street**  
Laneham, Retford

**Offers in the Region of £435,000**

**Property & Estates Consulting**  
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# Main Street Laneham, Retford

Beautifully Presented FOUR BEDROOM Detached Cottage Measuring in Excess of 2163 Sq Ft.

## Property Overview

- THREE RECEPTION ROOMS
- Welcoming, Newly Installed Log Burner to Lounge
- Master Bedroom Complete with Juliet Balcony, Dressing Area & Master En Suite
- Two Commodious Driveways Accessed via Automated Gates & Two Attached Single Garages



We are delighted to welcome this beautifully presented FOUR BEDROOM detached cottage to the market, located in a private cul de sac of just five properties, and offering extensive residential and equestrian appeal. Boasting CCTV surveillance, measuring in excess of 2163 sq ft. and set over two floors, the characterful living accommodation briefly comprises of entrance hall, lounge featuring a welcoming, newly installed log burner, dining room, breakfast kitchen, study/ home office, ground floor WC, utility room, first floor landing, master bedroom complete with Juliet balcony, dressing area and master en suite, three further bedrooms, two of which benefit from Jack & Jill bathroom access, and a four piece family bathroom. Outside sees two commodious driveways accessed via automated gates, two attached single garages, a generous enclosed laid to lawn space, several entertaining areas to include a raised Easterly aspect seating space, handy garden shed, well placed summerhouse equipped with power and lighting, and equestrian facilities beyond. Such facilities consist of three stables with access to electricity and water supplies, a tack room, hay barn currently utilised as storage, bound hardstanding paddock with purpose-built muckheap, and a further grassed paddock. Resting on the edge of the rural village of Laneham and neighbouring open countryside, the substantial plot lends itself to a family seeking a country life. Enjoying miles of walking, cycling and house riding routes on its doorstep, and close proximity to a traditional village pub, Springfield Cottage also boasts easy access to the Georgian market town of Retford via Grove Road. Retford is renowned for offering a wealth of amenities, eateries, bars, leisure facilities and educational establishments. Rampton Primary School, having most recently achieved a good Ofsted rating, is just a brief drive away. Planning permission has been granted to allow the purchaser to build a further attached garage if desired- Planning is valid until November 2023. Viewings are highly recommended to fully appreciate the modern accommodation and idyllic countryside setting being offered for sale.

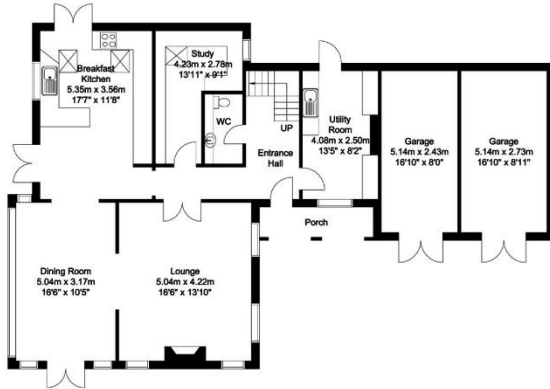
- Laid to Lawn Rear Garden with Several Entertaining Spaces, Handy Garden Shed & Summerhouse Equipped with Power & Lighting
- Equestrian Facilities to Include Three Stables, Tack Room, Hay Barn, Bound Hardstanding Paddock & Further Grassed Paddock
- Located in a Private Cul De Sac on the Edge of the Rural Village of Laneham
- Council Tax Band: E EPC Rating: D



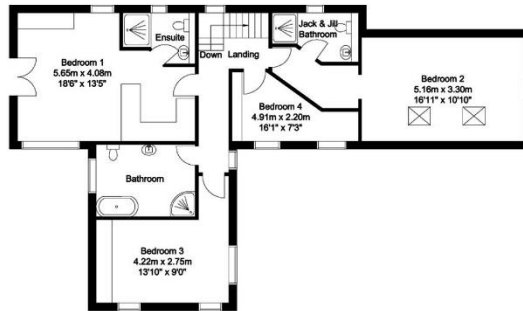
*Road links are served by the A1 & A57 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross in less than ninety minutes, & Edinburgh.*



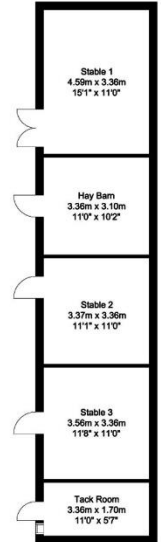
Ground Floor  
118 sq m/1270.14 sq ft  
Approx.



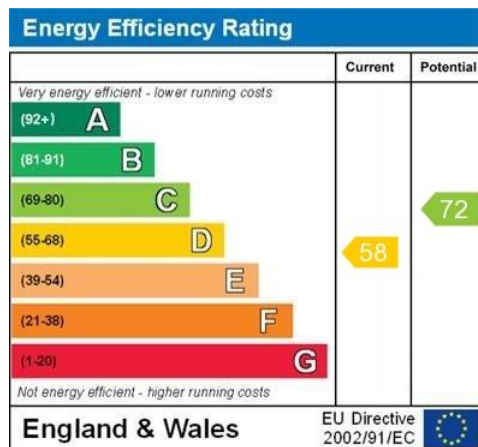
First Floor  
83 sq m/893.40 sq ft  
Approx.



Outbuilding  
56 sq m/602.77 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 @2023



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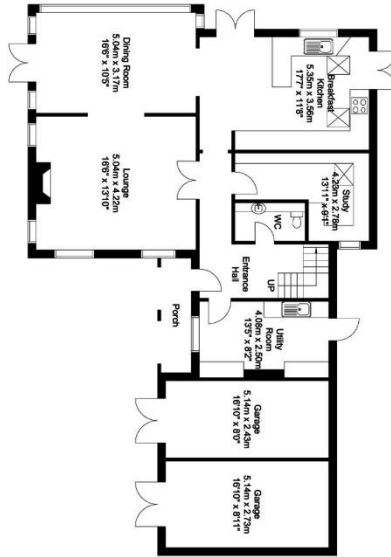
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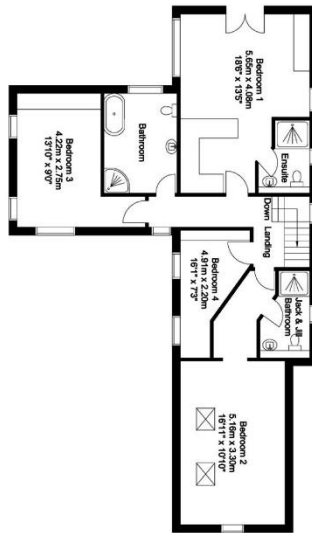
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

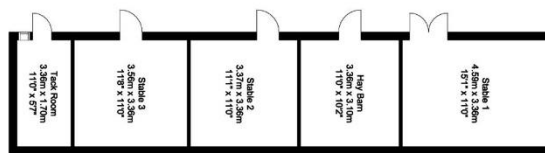
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**Tenure & Charges:** Freehold- Vacant possession will be given upon completion

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