



SLOE COTTAGE, NORTH WHEATLEY
OFFERS OVE £500,000

BROWN & CO

SLOE COTTAGE, CHURCH HILL, NORTH WHEATLEY, RETFORD, DN22 9DG

DESCRIPTION

Sloe Cottage was built approximately 22 years ago and is located in this popular village of North Wheatley which has a good local school and accessibility to Retford and Gainsborough.

The property itself benefits from two good sized reception rooms, a modernised and refitted breakfast kitchen as well as a good sized utility room and ground floor cloakroom. There are four bedrooms on the first floor as well as a family shower room and on the second floor is a large additional bedroom and four piece bathroom suite.

Externally there is a double garage, ample parking, extremely private and low maintenance rear garden with summer house/hot tub and brick built barbecue.

LOCATION

North Wheatley benefits from a wealth of local amenities when combined with its sister village of South Wheatley. These presently include primary school, recreation ground, village hall and post office/convenience store.

The village is ideally located for commuting into Retford, Gainsborough and beyond. The area in general has excellent transport links with the A1M lying to the west, Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins) and air travel is convenient via Nottingham East Midlands international airports.

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words:///keepers.forklift.pushing

ACCOMMODATION

Part glazed front door with slimline matching windows to

ENTRANCE PORCH with oak flooring and door to

ENTRANCE HALL stairs to first floor landing. Under stairs storage cupboard. Oak flooring.

SHOWER ROOM 6'0" x 5'4" (1.83m x 1.64m) corner fitted shower cubicle with glazed screen, electric shower. Low level wc, vanity unit with cupboard below and mixer tap. Porcelain tiled floor and walls. Chrome towel rail radiator and extractor.



LOUNGE 18'5" x 11'7" (5.65m x 3.57m) dual aspect double glazed windows to front and rear. Floor to ceiling rustic fireplace with slate mantle and fitted gas log effect burner. TV point, oak flooring and wall light points.



BREAKFAST KITCHEN 13'8" x 11'6" (4.21m x 3.52m) dual aspect double glazed windows with views to the garden. An extensive range of cream and pale green coloured base and wall mounted cupboard and drawer units. Granite working surfaces with matching upstands. Inset sink with Quooker hot water tap. Integrated Fisher & Paykel dishwasher, matching American style fridge freezer. Space for Rangemaster free standing cooker (available under separate negotiations) with resin splashback and large extractor above. Concealed lighting to the wall cupboards. Central island with matching base cupboard and drawers, matching working surfaces and breakfast bar/table. Porcelain tiled flooring, recessed lighting. Archway to



REAR PORCH 6'6" x 5'2" (2.00m x 1.57m) part glazed stable door leading to the garden and double glazed window overlooking the garden. Porcelain tiled flooring, recessed lighting, door to

UTILITY ROOM 7'6" x 6'3" (2.30m x 1.91m) double glazed window with views to the garden. A good range of cream coloured base and wall mounted cupboard and drawer units. 1 1/4 enamel sink drainer unit with mixer tap. Quartz working surfaces, part tiled walls, tiled flooring. Cupboard housing the gas fired central heating combination boiler. Space and plumbing for washing machine and recessed lighting. Porcelain tiled flooring

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DINING ROOM 12'7" x 11'2" (3.86m x 3.42m) dual aspect double glazed windows with views to the front garden. Oak flooring, telephone point.



From the hallway is a dog legged turning staircase with large picture window and fitted blinds leading to the

GALLERY STYLE FIRST FLOOR LANDING additional stairs to the second floor. Rear aspect double glazed window.

BEDROOM ONE 13'8" x 11'7" (4.21m x 3.55m) dual aspect double glazed windows to rear garden. TV point, oak laminate flooring.



BEDROOM TWO 12'7" x 11'6" (3.86m x 3.54m) dual aspect double glazed windows with views to the front garden. Oak laminate flooring. Built-in wardrobe with sliding door and ample hanging and shelving space.



BEDROOM THREE 11'8" x 10'2" (3.58m x 3.10m) rear aspect double glazed window to the garden. Built-in wardrobes with sliding doors and ample hanging and shelving space. Oak laminate flooring, TV point.

BEDROOM FIVE 8'2" x 7'10" (2.51m x 2.43m) double glazed window with views to the front garden. Oak laminate flooring.

SHOWER ROOM 8'3" x 7'2" (2.53m x 2.19m) obscure double glazed window. Large walk-in shower cubicle with glazed screen, mains fed shower with handheld attachment and raindrop shower head above. Tiled walls. Circular vanity unit with hand basin. Cupboard and shelves below. Low level wc with concealed cistern. Tiled floor, UPVC clad ceiling with recessed lighting, towel rail and additional radiator.

Wooden paddle style stairs to **SECOND FLOOR LANDING**

BEDROOM FOUR 11'7" x 9'6" (3.55m x 2.93m) two rear aspect Velux double glazed windows. Recessed lighting.

BATHROOM 10'5" x 9'6" (3.21m x 2.93m) side aspect double glazed window. Eaves storage cupboard. Modern roll topped free standing bath with chrome coloured claw feet and handheld shower attachment. Pedestal hand basin with mixer tap. Low

level wc. Extractor and recessed lighting.



OUTSIDE

The front is walled to all sides with a good sized wraparound lawn. Driveway with space for 3-4 cars leading to **DOUBLE GARAGE** with two roller doors, power and lighting. From the drive is a gate to the rear garden.

The rear garden is extremely private and is low maintenance with Indian stone paving, Astro turfed lawned area, external water supply and lighting. Brick built barbecue with chimney, additional patio area leading to the **timber summerhouse** with power and light. Pagola housing the hot tub. York stone patio. The rear garden is walled and fenced.

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 E.

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.

These particulars were prepared in July 2025.

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