

# BURGIN ATKINSON

& C O M P A N Y

Sell from  
**£995**  
upfront (inc VAT)  
Any Property  
Any Price



## Stoneleigh Little Gringley Lane

Welham, Retford, DN22 0SD

**Offers In The Region Of £475,000**



FIVE DOUBLE BEDROOM DETACHED FAMILY HOME - THREE RECEPTION ROOMS - EN-SUITE TO MASTER BEDROOM - SWIMMING POOL TO THE REAR - LARGE SEMI CIRCULAR DRIVEWAY WITH TWIN GARAGE - APPROX 1/4 ACRE PLOT - SOUGHT AFTER VILLAGE LOCATION - EPC E



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## Description

This beautiful family home is set in the highly sought after village, Welham. Welham is just on the outskirts of Retford. The property enjoys frontage to Little Gringley Lane in the modest hamlet of Welham. There is direct access to a comprehensive network of lanes, bridleways and paths to explore the North Nottinghamshire countryside which is immediately on hand. The facilities of the market town of Retford are a short car journey away where retail, leisure, education, healthcare, etc. may be found. The area in general is served by excellent transport links, with the A1 M to the west from which the wider motorway network is available and Retford has a rail service into London King Cross (approx. 1 hour 30 mins).

Internally, this home offers three spacious reception rooms to the ground floor along with a kitchen, utility room and downstairs w/c. To the first floor you will find the master bedroom with en-suite, another four double bedrooms and a main three piece suite family bathroom.

Externally, this home offers a semi circular driveway to the front of the property providing ample parking access and a twin garage. To the rear, the garden is mostly laid to lawn with a patio area and a swimming pool.

**Living Room 23'3" x 21'5" (7.10 x 6.55)**

**Kitchen 10'1" x 12'9" (3.09 x 3.90)**

**Snug 10'2" x 9'6" (3.11 x 2.91)**

**Reception Room 14'6" x 12'0" (4.44 x 3.68)**

**W/C 3'5" x 6'2" (1.05 x 1.89)**

**Laundry Room 6'11" x 4'3" (2.13 x 1.30)**

**Master Bedroom 16'8" x 15'1" (5.10 x 4.62 )**

**En-Suite 10'1" x 5'9" (3.08 x 1.77)**

**Bedroom Two 13'3" x 13'0" (4.05 x 3.97 )**

**Bedroom Three 15'7" x 7'8" (4.76 x 2.34)**

**Bedroom Four 10'1" x 11'11" (3.09 x 3.64)**

**Bedroom Five 6'8" x 12'0" (2.05 x 3.68)**

**Bathroom 8'8" x 5'7" (2.66 x 1.71)**

**Garage 8'11" x 17'4" / 9'3" x 13'0" (2.72 x 5.29 / 2.84 x 3.98 )**

## General Remarks & Stipulations

Council Tax: We are advised by Bassetlaw District Council that this property is in Band F.

Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services 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.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

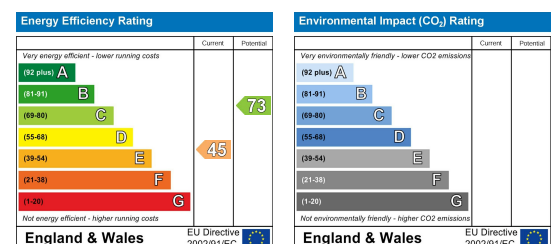
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.