



Stoneleigh, Little Gringley Lane,  
Retford, DN22 0SD



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# £490,000

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Stoneleigh is a substantial family home, located in the heart of the rural village of Welham. Offering more than 2000 square feet of accommodation, the property briefly consists of three reception rooms, kitchen and utility room, downstairs w.c., as well as five bedrooms (one of which benefits from an en-suite) and a bathroom. Sitting within grounds measuring 1/4 acre, the property even features a semi-circular driveway to the front, twin garage, and an enclosed lawned garden to the rear with swimming pool.





### RECEPTION HALL

3.82m x 3.03m (12.5ft x 9.9ft)

Entered through a pair of composite front entrance doors. Hardwood flooring, stairs leading to the first floor, coving to ceiling.

### SITTING ROOM

6.55m x 3.96m (21.5ft x 13ft)

Upvc double glazed window to front aspect, double panel radiator, matching French doors to right aspect, cast iron wood burning stove with natural stone hearth, television point.



### DINING AREA

7.09m x 2.9m (23.3ft x 9.5ft)

Upvc double glazed window to rear aspect, two double panel radiators, television point.

### STUDY

3.08m x 2.89m (10.1ft x 9.5ft)

Upvc double glazed splayed bay window to front aspect, painted hardwood flooring, built-in cupboard with shelving above, double panel radiator, panelling to 3/4 height to rear aspect wall, coving to ceiling.

### KITCHEN

3.86m x 3.03m (12.7ft x 9.9ft)

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll-top work surfaces with tiled splashback. Appliances include a 'Neff' fan-assisted double oven, 'Bosch' microwave oven, 'Brandt' electric hob with brushed stainless steel extractor hood above, 'Blomberg' washing machine and 'John Lewis' dishwasher. Tiled floor covering, panel radiator, uPVC double-glazed window to rear aspect, opening into:

### FAMILY ROOM

4.39m x 3.66m (14.4ft x 12ft)

An excellent sized dual aspect room with uPVC double glazed windows to rear and right aspects, composite obscure double glazed door to rear aspect, two



double panel radiators, panelling to half height, ceiling mounted downlights, coving to ceiling, herringbone pattern floor covering.

### CLOAKROOM

1.87m x 0.97m (6.1ft x 3.2ft)

Upvc double glazed obscure windows to left and rear aspects, low-level flush w.c. with concealed cistern, wash hand basin with toiletry storage below, decorative tiled floor covering and tiled walls to half height, double panel radiator, extractor fan and downlight.

### UTILITY ROOM

2.63m x 1.23m (8.6ft x 4ft)

Solid timber work surface area, shelving, space and plumbing for washing machine, uPVC double glazed door leading into:

### TWIN GARAGE

5.46m x 5.25m (17.9ft x 17.2ft)

Two electrically operated roller-shutter doors to front aspect, uPVC double glazed window to left aspect, power and light. Hardwood flooring to right aspect garage, wall-mounted electric consumer unit.

### 1ST FLOOR-LANDING

6.42m x 0.89m (21.1ft x 2.9ft)

Doors leading to all bedrooms and bathroom, airing cupboard with shelving and two double-doored cupboards, hatch accessing roof space.

### BEDROOM ONE

5.11m x 4.59m (16.8ft x 15.1ft)

Upvc double glazed windows to front and left aspects, double panel radiator, a pair of double-doored wardrobe units with hanging rails and shelving within.

### EN-SUITE

3.06m x 1.72m (10ft x 5.6ft)

Fully boarded shower enclosure with 'Aqualisa' shower within, low-level flush w.c., bidet, wash hand basin with toiletry storage below. Upvc double glazed obscure



 **NEWTON  
FALLOWELL**



 **NEWTON  
FALLOWELL**

window to left aspect, double panel radiator, tiled floor covering and fully tiled walls, extractor fan and downlights, chrome ladder style towel radiator.

### **BEDROOM TWO**

3.93m x 3.72m (12.9ft x 12.2ft)

Upvc double glazed window to right aspect, double panel radiator.

### **BEDROOM THREE**

4.16m x 2.26m (13.6ft x 7.4ft)

Upvc double glazed window to rear aspect, double panel radiator.

### **BEDROOM FOUR**

3.6m x 2.97m (11.8ft x 9.7ft)

Upvc double glazed window to front aspect, double panel radiator.

### **BEDROOM FIVE**

3.65m x 2.01m (12ft x 6.6ft)

Upvc double glazed window to front aspect, double panel radiator.

### **BATHROOM**

3.09m x 2.19m (10.1ft x 7.2ft)

Fitted with a three-piece suite consisting of a panel bath, low-level flush w.c. with concealed cistern and a wash hand basin with toiletry storage below. Upvc double glazed window to rear aspect, contemporary panel radiator, fully tiled walls and tiled floor covering.

### **GARDENS & GROUNDS**

The property can be accessed off Little Gringley Lane via a red gravel semi-circular driveway, providing ample off-road parking and a turning circle if required. A lawned area is positioned at the front of the driveway, and is enclosed behind hedging. A gate to the right aspect accesses a patio area, and then onto the formal lawned garden; this garden features a swimming pool, hardstanding for a garden shed, water and power supplies, as well as hedging and fencing to all aspects.

### **TENURE**

Freehold



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## COUNCIL TAX

Band F

## SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

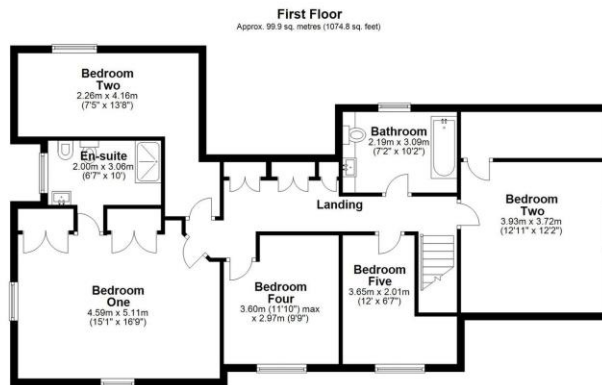
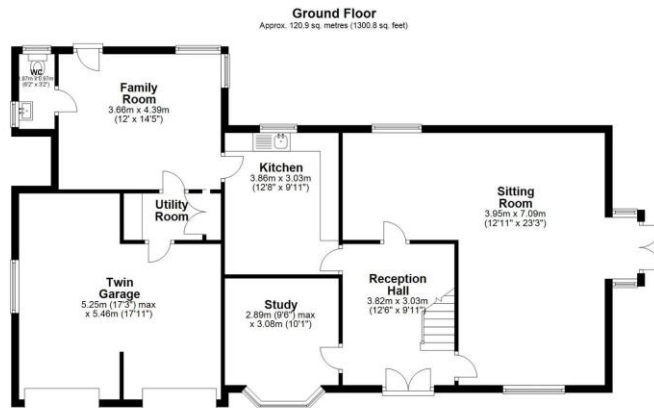
## DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.





# Floorplan



Total area: approx. 220.7 sq. metres (2375.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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