



The Cottage, Little Gringley,
Retford, DN22 0DU



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Offers in excess of £500,000



The Cottage is a superb family home, occupying an enviable plot surrounded by open fields and farmland overlooking Retford, with its' railway station and facilities just one mile away. Offered for sale with no upward chain, the property features ample living accommodation consisting of an impressive reception hall, two reception rooms and a garden room, a kitchen with solid wood units and an 'Aga' range cooker, four double bedrooms (one of which benefits from an en-suite bathroom) and a main bathroom. The aforementioned grounds measure in excess of 0.4 acre, with an excellent-sized lawned garden and orchard to the west, as well as a detached garage and substantial timber workshop.





RECEPTION HALL

6.93m x 2.75m (22'8" x 9'0")

Upvc double glazed obscure front entrance door with matching sidelights, 'Karndean' flooring, dado rail, coving to ceiling, stairs leading to the first floor and under-stair storage cupboard, two single panel radiators, wall-mounted thermostatic control for central heating.

SITTING ROOM

5.76m x 3.87m (18'11" x 12'8")

An excellent sized dual aspect reception room with uPVC double glazed windows to front and rear aspects, fireplace with cast iron 'Stovax' stove within, double panel radiator, dado rail, coving to ceiling, timber effect laminate floor covering.



KITCHEN

4.55m x 4.31m (14'11" x 14'1")

Fitted with a range of solid wood base and wall units consisting of cupboards and drawers underneath roll-top work surfaces with tiled splashback. A feature of this room is the brick chimney breast with an electric two-oven 'Aga' range cooker within. Further appliances include a 'Bosch' dishwasher, 'Panasonic' microwave combination oven, and a 'DeDietrich' two ring electric hob. The kitchen also has a uPVC double-glazed window to front aspect, butler sink, exposed beamwork to ceiling, tiled floor covering.

LOUNGE

6.91m x 4.30m (22'8" x 14'1")

A further reception space with upvc double glazed windows to front and rear aspects as well as aluminium double glazed sliding patio doors to left aspect leading into the garden room. There



are also two double panel radiators, television point.

GARDEN ROOM

6.11m x 2.11m (20'0" x 6'11")

Quarry tiled floor covering, double glazed windows to front and rear aspects with matching doors, three windows to left aspect overlooking garden, polycarbonate lean-to roof above, power.

W.C.

1.78m x 0.93m (5'10" x 3'1")

'Karndean' flooring, low-level flush w.c., wall mounted wash hand basin, upvc double glazed obscure window to rear aspect, tiled walls to half height.

UTILITY AREA

2.73m x 1.24m (9'0" x 4'1")

Upvc double glazed windows to left and rear aspects and a matching door to right aspect, vinyl floor covering, space and plumbing for washing machine, space and supply for under-counter fridge.

1ST FLOOR-LANDING

8.35m x 1.90m (27'5" x 6'2")

Upvc double glazed windows to rear aspect overlooking fields, two single panel radiators, hatch accessing roof space.

BEDROOM ONE

4.30m x 4.07m (14'1" x 13'5")

Upvc double glazed windows to front and left aspects, panel radiator, double-doored wardrobe unit with hanging rail within.



**NEWTON
FALLOWELL**



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EN-SUITE BATHROOM

2.82m x 1.94m (9'4" x 6'5")

P-shaped whirlpool bath with thermostatic mains-fed shower above, low-level dual flush w.c., pedestal wash hand basin, uPVC double glazed window to rear aspect, shaver point, fully tiled walls, chrome ladder style towel radiator.

BEDROOM TWO

4.31m x 4.01m (14'1" x 13'2")

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

BEDROOM THREE

3.85m x 3.69m (12'7" x 12'1")

Upvc double glazed window to front aspect, panel radiator, two fitted wardrobe units.

BEDROOM FOUR

3.70m x 2.79m (12'1" x 9'2")

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

BATHROOM

2.88m x 1.94m (9'5" x 6'5")

P-shaped panel bath with 'Aqualisa' electric shower above, pedestal wash hand basin, low-level flush w.c., fully tiled walls with complementary tiled floor covering, shaver point, uPVC double glazed obscure window to rear aspect, chrome ladder style towel radiator.

GARDENS & GROUNDS

Accessed from Grove Lane via a driveway, the property features access to both a garage, biomass silo, log store and a workshop to the right aspect. A pathway leads from the driveway to the front entrance door, and across the property to a gate accessing the lawned garden. This lawned garden features an orchard with a variety of fruit trees, as well as views over neighbouring fields and farmland.



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WORKSHOP

8.88m x 4.30m (29'1" x 14'1")

Fully insulated timber workshop with power and light.

GARAGE

6.79m x 3.44m (22'4" x 11'4")

'ETA' biomass central heating boiler, hot water storage tank, power and light.

TENURE

Freehold

COUNCIL TAX

Band F

SERVICES

The property features 14 solar panels generating electricity, with battery storage for excess production situated in the garage. We are also advised by the vendor that the property has private drainage/sewage. 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.

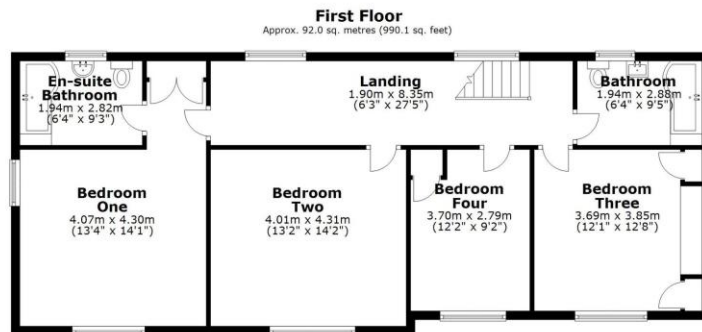
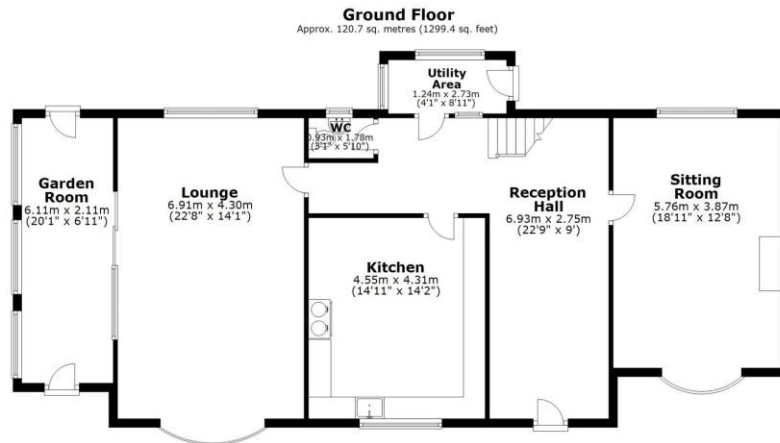
DISCLAIMER

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.

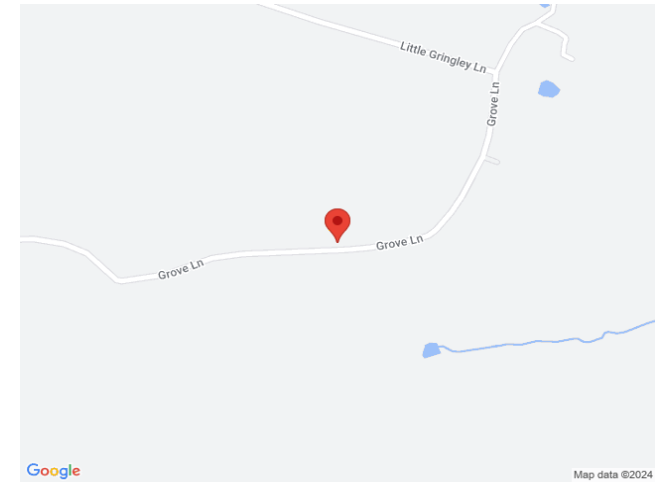




Floorplan



Total area: approx. 212.7 sq. metres (2289.5 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 91 |
| (81-91) | B | | |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| <small>WWW.EPC4U.COM</small> | | | |



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