



Springfield House, Main
Street, Laneham, DN22 0NG



£475,000

4 2 3

Springfield House is a very well-presented detached period home situated in the rural village of Laneham. The accommodation consists of two reception rooms, a dining kitchen, utility room and w.c., as well as four double bedrooms and a bathroom with four-piece suite. The main bedroom is situated on the ground floor and features a dressing room as well as an en-suite. The property sits within a 1/4 acre plot, with ample off-road parking to the front as well as an extensive lawned garden to the rear with outdoor entertaining area and summerhouse.





RECEPTION HALL 8.30m x 1.00m (27'2" x 3'4")

Timber effect floor covering, double glazed oak front entrance door, column style radiator, doors leading to sitting room and bedroom one. An inner hallway features a natural slate floor covering, and a staircase leading to 1st floor with under stairs storage cupboard.

SITTING ROOM 4.30m x 4.00m (14'1" x 13'1")

Double glazed window to front aspect, column style radiator, television point, fireplace with slate tiled hearth.

LOUNGE 7.10m x 4.00m (23'4" x 13'1")

Double glazed window to rear aspect, as well as bi-folding doors to rear leading out patio area. Engineered wood flooring, two double glazed 'Velux' roof lights to left aspect, fireplace with cast-iron stove within providing central heating.

DINING KITCHEN 6.30m x 4.31m (20'8" x 14'1")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath solid wood work surfaces. Appliances include two 'Zanussi' built-in ovens as well as 'Zanussi' four-ring electric hob. The kitchen also has space and supply for an upright fridge freezer, space and plumbing for a dishwasher, washing machine and tumble dryer, natural slate flooring, double glazed windows to right and rear aspects, as well as a pair of matching French

doors to the rear, ceramic butler sink, two column style radiators.

UTILITY ROOM 2.40m x 1.30m (7'11" x 4'4")

Natural slate flooring, work surface area, double glazed obscure door to rear aspect.

BEDROOM ONE 4.30m x 3.70m (14'1" x 12'1")

Double glazed window to front aspect, column style radiator, engineered wood flooring.

DRESSING AREA 2.60m x 2.20m (8'6" x 7'2")

Double glazed roof light to right aspect, engineered oak flooring.

EN-SUITE 2.50m x 1.70m (8'2" x 5'7")

Walk-in shower enclosure with electric shower within, pedestal wash hand basin, low-level flush WC, double glazed roof light to right aspect, tiled flooring, column style radiator.

W.C. 2.20m x 1.30m (7'2" x 4'4")

Low-level dual flush w.c., wash hand basin with toiletry storage below, slate flooring, column style radiator.

1ST FLOOR-LANDING 3.70m x 3.30m (12'1" x 10'10")

Double glazed window to left aspect, column style radiator, hatch accessing roof space walk-in wardrobe.





NEWTON
REAL ESTATE



BEDROOM TWO 4.30m x 3.00m (14'1" x 9'10")

Timber effect flooring, double glazed window to front aspect, double panel radiator, exposed beamwork to ceiling

BEDROOM THREE 4.30m x 3.10m (14'1" x 10'2")

Double glazed windows to front aspect, double panel radiator, exposed beamwork to ceiling, double door wardrobe unit.

BEDROOM FOUR 3.10m x 2.50m (10'2" x 8'2")

Double glazed window to front aspect, panel radiator, exposed beamwork to ceiling.

BATHROOM 3.70m x 2.80m (12'1" x 9'2")

Double glazed obscure window to left aspect, four piece suite consisting of a freestanding bath with handheld shower attachment, low-level flush WC, wash hand basin with toiletry storage below and a shower enclosure with mains fed shower within, timber effect flooring, column style radiator, cupboard with shelving housing the hot water storage tank.

GARDENS & GROUNDS

The property is accessed from Main Street via a small private lane, which leads onto both driveways. The attached garage also provides additional parking and storage. The garden to the rear is laid to lawn with a substantial Indian sandstone patio area as well as a raised decked area suitable for entertaining.



TENURE

Freehold

COUNCIL TAX

Band E

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.





NEWTON FALLOWELL



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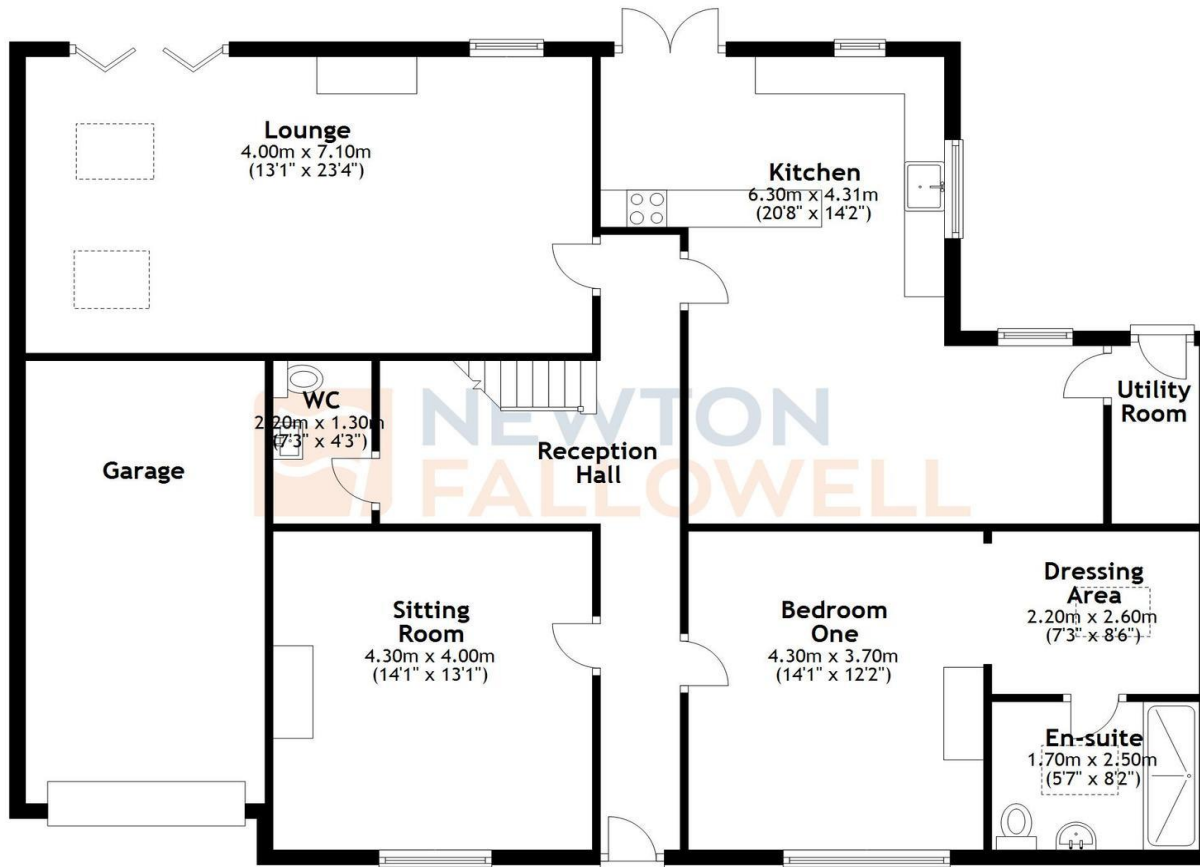
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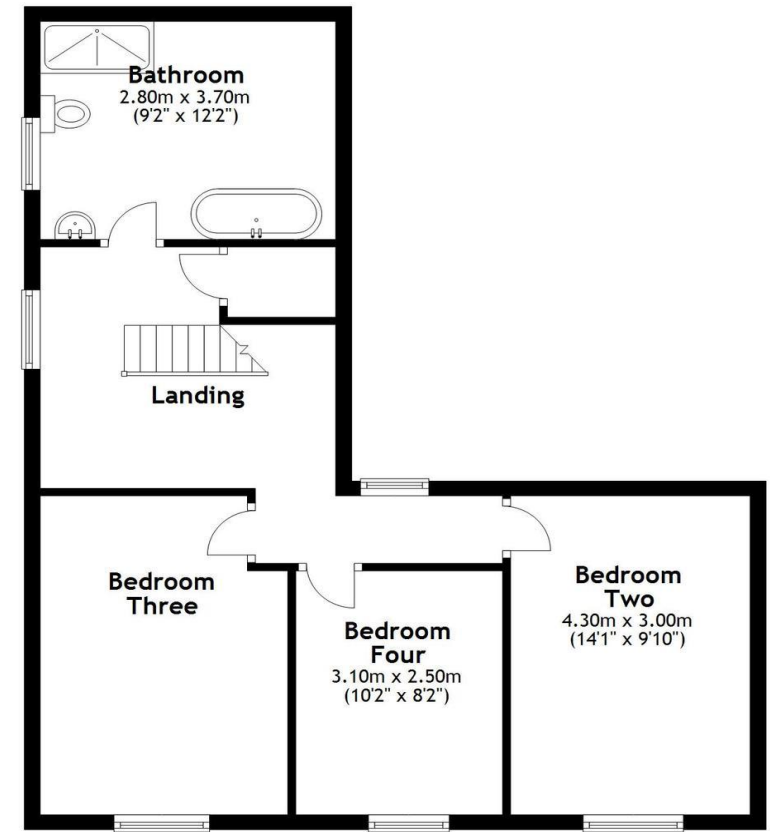
Ground Floor

Approx. 142.6 sq. metres (1534.7 sq. feet)

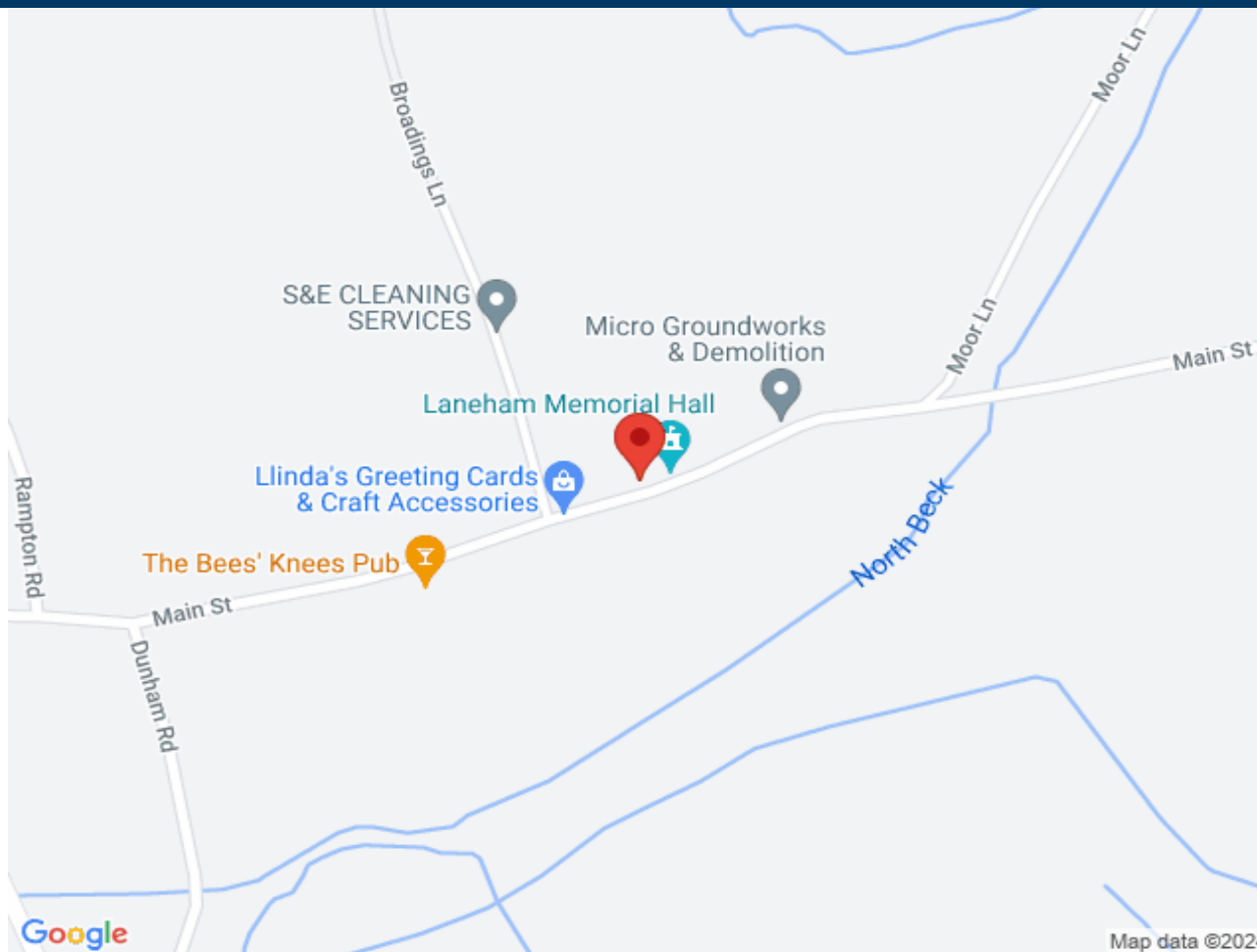


First Floor

Approx. 60.6 sq. metres (652.6 sq. feet)



Total area: approx. 203.2 sq. metres (2187.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		