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Laneham Road

Stokeham, Retford, DN22 0JZ

Offers In The Region Of £325,000



Council Tax: B



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DESCRIPTION

The property comprises Lounge, Kitchen Diner, Utility and downstairs Shower Room to the ground floor with three Bedrooms and Bathroom to the first floor. Outside is a garden to the rear with ample parking to the front and side driveway leading to the Garage. The property benefits from energy efficient solar panels, air source heat pump and underfloor heating to the ground floor.

Stokeham is a village lying six miles south west of the market town of Retford which has a wealth of amenities and lies on the East Coast mainline. It is also six miles north east of Tuxford which lies next to the A1 and motorway access.

ACCOMMODATION

The property is accessed from the front via a white uPVC door with glass panel leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, window to the side elevation, radiator and door giving access to:

LOUNGE

16'0" x 12'5" (4.89 x 3.80)

Central feature brick fireplace with wood mantle housing multifuel burner, built in wooden cupboard with shelving, t.v. point, telephone/internet unit, surround sound speakers to ceiling, window to the front elevation, vertical radiator. Door leading into:

UTILITY AREA

6'4" x 10'7" (1.94 x 3.23)

Fitted with wall and base units with complementary worksurface, stainless steel sink with mixer tap over, space for washing machine, space for fridge, towel

holder, laminate tile flooring, spotlights to ceiling, vertical radiator, space leading to the side Entrance and doors leading into Shower Room and Kitchen Diner.

SIDE ENTRANCE

Cupboard housing the water tank and fuse boxes, laminate tiled flooring and uPVC door with glass panel leading out to the side.

SHOWER ROOM

9'2" x 6'10" (2.80 x 2.10)

Suite comprising shower unit with rainfall head, wash hand basin with mixer tap in vanity unit with cupboard under, mosaic tiled splashback and illuminated touch screen mirror over, low level flush w.c., two towel holders, spotlights to ceiling, laminate tiled flooring, chrome vertical radiator.

KITCHEN DINER

18'8" x 16'10" (5.71 x 5.15)

Fitted kitchen comprising wall and base units with complementary quartz worksurface and soft closing drawers, built in oven, grill and warming drawer, four ring induction hob with extractor fan over, integrated dishwasher and integrated fridge, one and a half sink with mixer tap over, central breakfasting island with drawers and built in waste bin unit, laminate tiled flooring, three Velux windows, spotlights to ceiling, wall mounted thermostat, under floor heating and large sliding patio doors to the rear with energy efficient glass opening to the decking area.

FIRST FLOOR LANDING

8'5" x 6'5" (2.59 x 1.98)

Providing access to Bedrooms and Bathroom. loft access, window to the side elevation and smoke alarm to ceiling.

BEDROOM ONE

12'0" x 12'5" (3.66 x 3.80)

Window to the front elevation, radiator and t.v. point.

BEDROOM TWO

10'7" x 10'9" (3.23 x 3.30)

Window to the rear elevation, radiator and t.v. point.

BEDROOM THREE

6'5" x 8'1" (1.98 x 2.48)

Built in wardrobe with four doors, window to the rear elevation and radiator.

BATHROOM

White suite comprising panel bath with shower over and shower unit to taps, wash hand basin, shelf and vanity unit over, low level flush w.c., chrome ladder radiator, spotlights to ceiling, vinyl tiles to floor, wooden cupboard with shelves, towel holder and window to the front elevation.

EXTERNALLY

The front driveway is laid mainly to stone chip with parking for several vehicles with Ielandi hedging to one side and fencing to the other, outside light and tap, driveway leading to the side of the property to

the Garage and rear garden. The south facing rear garden is mainly laid to lawn with stone chip area and hard standing to the rear of the Garage with Mitsubishi electric air source heat pump and outside lighting. Fencing and open area leading to the fields. There is also a store cupboard on the side of the property.

GARAGE

10'9" x 21'2" (3.30 x 6.47)

With electric door, power and lighting, roof storage and part completed office to the rear (3.08 x 2.01) accessed from a personal white uPVC door to the side elevation.

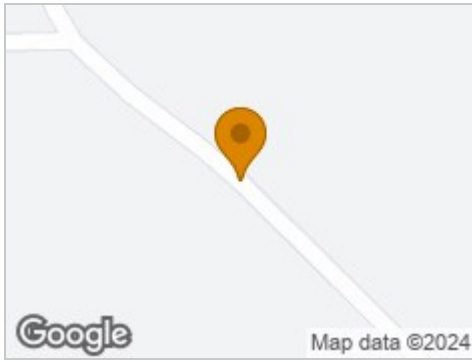
COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'B'

TENURE - FREEHOLD



Road Map



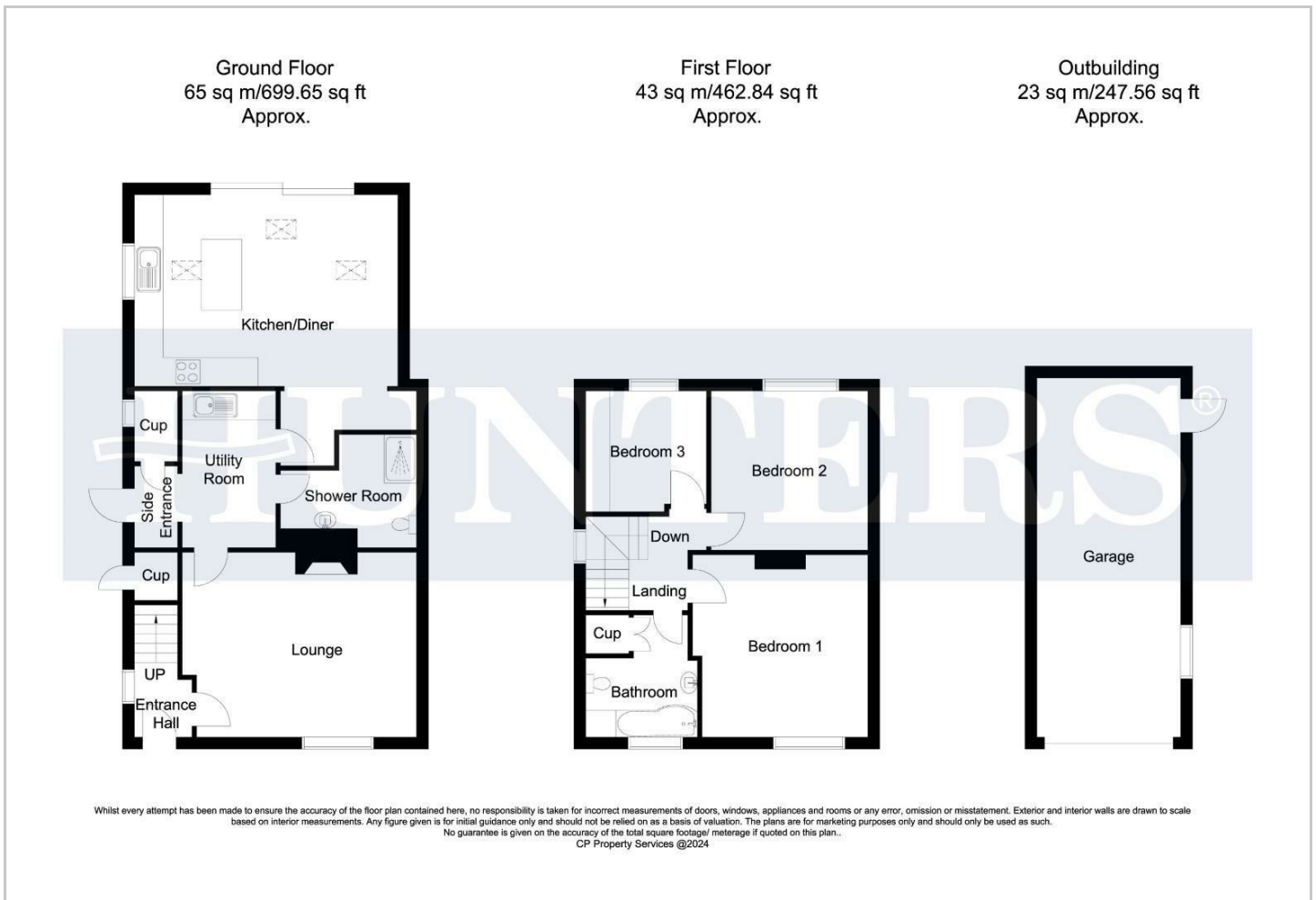
Hybrid Map



Terrain Map



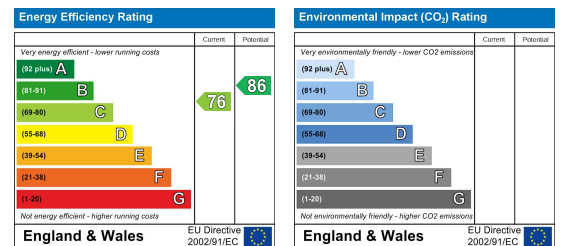
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.