









## welcome to

## **Tanglewood Cottage Cottam, RETFORD**

This well presented and spacious three bedroom detached home is positioned on an outstanding and generous plot of outstanding landscaped mature gardens. Offering a semi-rural position amidst the Nottinghamshire Countryside yet ideally located to access the amenities of Retford town in just 8 miles.













#### **Entrance Hall**

Stairs to first floor, tiled flooring, central heating radiator and double glazed window to the front.

#### Cloakroom

Fitted with wc, wash hand basin and extractor fan. Splash back tiling and double glazed window to the side.

#### Lounge

19' 7"  $\times$  14' 5" max into recess (  $5.97m \times 4.39m$  max into recess )

Inglenook fireplace with feature beam and log burner, two central heating radiators, two double glazed windows to the front and one to the rear.

### **Dining Room**

10' 11" x 17' 8" ( 3.33m x 5.38m )

Central heating radiator, rear facing double glazed patio doors and stained glass window to the hallway.

## **Dining Kitchen**

10' 10" x 14' 6" ( 3.30m x 4.42m )

Fitted with a comprehensive range of wood effect wall and base units, complementary work surfaces and one and a half bowl ceramic sink and drainer unit. Freestanding electric oven, plumbing for a washing machine and dishwasher and space for fridge freezer. Tiled flooring, double glazed window and door to the rear.

## **Utility Room**

10' 3" x 11' 3" ( 3.12m x 3.43m )

Fitted with wall and base units, work surfaces and 1 1/2 stainless steel sink and drainer, Central heating radiator and double glazed window to the side.

## Landing

Loft access, central heating radiator and double glazed widow to the front.

### **Bedroom One**

19' 4" into window recess x 12' 7" plus recess ( 5.89m into window recess x 3.84m plus recess )

Two central heating radiators, double glazed window to the front and rear.

#### **En Suite**

Fitted with wc, wash hand basin and bath. Spotlights and double glazed window to the rear.

#### **Bedroom Two**

20' 3" max x 8' 6" plus recess ( 6.17m max x 2.59m plus recess )

Central heating radiator and double glazed window to the rear.

#### **Bedroom Three**

14' 7" plus recess x 19' 7" max ( 4.45m plus recess x 5.97m max )

Central heating radiator, double glazed window to the front and side.

#### **Bathroom**

Fitted with wc, wash hand basin and bath with shower above. Central heating radiator and double glazed window to the front.

#### **Front Garden**

Lawned area with mature shrub borders, block paved drive and gated with five bar gate.

#### Rear Garden

Mainly lawned rear garden with mature shrubs and patio area. Garden overlooking fields to the rear.

## Garage

19' 8" x 15' 2" (5.99m x 4.62m) Roller door, door from utility, power, light and double glazed window to the side.





## welcome to

## **Tanglewood Cottage Cottam, RETFORD**

- Well presented and spacious three bedroom detached home
- Positioned on a generous outstanding plot of landscaped gardens
- Substantial and well presented internal accommodation
- Master bedroom with ensuite bathroom, two further double bedrooms
- Offering a semi-rural position amidst the Nottinghamshire Countryside

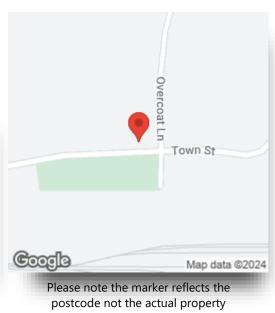
Tenure: Freehold EPC Rating: C

# £450,000









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