



Tanglewood Cottage Cottam, RETFORD DN22 0EU

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" x 14' 5" max into recess (5.97m x 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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109242 - 0003

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