





Thorny Ridge Laneham Road, Dunham-On-Trent Newark NG22 0UL



# welcome to

# **Thorny Ridge Laneham Road, Dunham-On-Trent Newark**

OFFER WITH NO UPWARD CHAIN. A generously appointed three DOUBLE BEDROOM detached family home. Positioned in the village of Dunham-On-Trent. The village is ideally situated between the historic towns of Newark and Retford and the vibrant city of Lincoln.













#### **Entrance Hall**

Double glazed window.

### Cloakroom

Fitted with wc, wash hand basin, complementary flooring and central heating radiator.

# Study

8' 3" x 5' 9" ( 2.51m x 1.75m )

Central heating radiator and double glazed window.

# **Lounge Diner**

24' 5" x 13' 11" ( 7.44m x 4.24m )

A substantial dual aspect room with a double glazed window to the front and french doors to the rear. Two central heating radiator and a feature fire surround with an electric fire inset.

#### Kitchen

14' 7" x 9' 6" ( 4.45m x 2.90m )

Fitted with a good range of beech finish wall and base units with worksurfaces, integrated breakfast bar and a one and a half stainless steel sink and drainer. Integrated gas hob with an extractor above, integrated electric oven. Central heating radiator, splashback tiling and a double glazed window and door.

## Utility

8' 7" x 7' 8" ( 2.62m x 2.34m )

Fitted with wall and base units, plumbing for a dishwasher and washer, space for a dryer and a double glazed window.

# First Floor Landing

A turning staircase leads to the landing with loft access and a double glazed window.

## **Bedroom One**

17' 6" x 14' 9" ( 5.33m x 4.50m )

Double glazed window, central heating radiator.

#### **Bedroom Two**

14' 6" x 13' 3" ( 4.42m x 4.04m )

Double glazed window, central heating radiator.

### **Bedroom Three**

10' x 11' ( 3.05m x 3.35m )

Double glazed window, central heating radiator.

#### **Bathroom**

Three piece suite and a large shower cubicle. Central heating radiator, double glazed window and a storage cupboard.

#### Exterior

To the front is a generous resin driveway with parking for several vehicles leading to the garage. To the rear are lawned gardens with a paved patio area, enclosed by hedge and fence.

## **Double Garage**

Detached brick built garage accessed by an up and over door, pitched and tiled roof and a side courtesy door.





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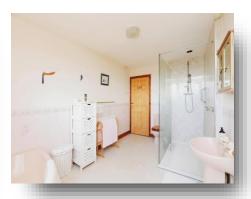
- OFFERED WITH NO UPWARD CHAIN.
- Three DOUBLE BEDROOM detached home
- Generously appointed internal accommodation
- Parking for several vehicles and a double garage
- Highly regarded village location between the market town of Retford and the City of Lincoln

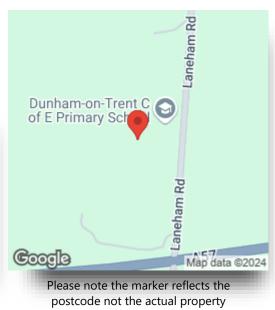
Tenure: Freehold EPC Rating: Awaited

# £320,000









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