



**Thorny Ridge Laneham Road, Dunham-On-Trent Newark NG22
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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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welcome to

Thorny Ridge Laneham Road, Dunham-On-Trent Newark

- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109288 - 0002

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