



Grangeside Main Street,Bothamsall Retford DN22 8DT

welcome to

Grangeside Main Street, Bothamsall Retford

Stunning and well appointed three double bedroom detached bungalow which has been extensively refurbished, offering ample living accommodation throughout and with a beautiful, light and airy orangery which opens out onto the countryside beyond.



Entrance Porch

Composite door and porcelain tiled flooring. When dark, movement sensitive lights come on automatically upon entry.

Kitchen/dining/living

24' 4" x 25' 3" (7.42m x 7.70m)

L shaped open plan kitchen dining and living room.

The kitchen is fitted with a good range of grey shaker style wall and base units with under unit lighting, quartz work surfaces including upstand and 1 1/2 undermounted sink and drainer unit.

Integrated appliances including electric oven, electric hob with extractor and lights above, microwave, dishwasher, wine cooler and washing machine. Space for fridge freezer. Porcelain tiled flooring and upright radiator. A range of double plug sockets with USB charging ports.

The dining and sitting rooms have 2 double central heating radiators, 3 aerial ports and a cream enamelled, multifuel stove.

Two double-glazed windows to the front and double-glazed bi fold doors lead into the orangery, enabling you to open the rooms out into a lovely large living space.

Orangery

15' 5" x 11' 4" (4.70m x 3.45m)

Beautiful, large orangery with tiled flooring and under floor heating. Three levels of lighting including low level lighting, a central light in the apex ceiling and hidden LED remote control lighting creating a more subtle mood. Three double-glazed windows, full height picture window with double-glazed bi fold doors overlooking a large patio area and countryside beyond.

Inner Hall

L-shaped internal hall provides access to all rooms. Part tiled flooring at the back door with the remainder covered with quality wooden flooring. Two central heating radiators, loft access and double-glazed French doors leading out onto a porch with pergola.

Bedroom One

11' 10" x 10' 11" (3.61m x 3.33m)

Neutral decor, coving to the ceiling, aerial port, central heating radiator and double-glazed window.

Bedroom Two

11' 10" x 10' 11" (3.61m x 3.33m)

Neutral décor, coving to the ceiling, aerial port, central heating radiator and double-glazed window with beautiful views across the countryside.

En Suite

7' 3" x 5' 5" (2.21m x 1.65m)

Fitted with wc, inset wash hand basin with 2 drawers underneath. Large shower cubicle with a 2 headed, diverter system with rainfall and aerating showerheads. Electric mirror that has an integral light and electric razor point.

Wall mounted slim cupboard for all bathroom essentials. Chrome fittings and towel rail radiator.

Bedroom Three

10' 4" x 9' 9" plus recess (3.15m x 2.97m plus recess)

Neutral decor, coving to the ceiling, aerial port, central heating radiator and front facing double-glazed window.

Family Bathroom

Fitted with wc, inset wash hand basin with two drawers underneath. Extra large shower cubicle with a two headed, diverter system with rainfall and aerating showerheads. Electric mirror that has an integral light and electric razor point. Tiled flooring. Wall mounted large, double cupboard for all bathroom essentials. Chrome fittings and towel rail radiator.

Studio/Annex

Currently used as a glass art studio. It has a kitchen area fitted with wall and base units, complementary work surfaces and stainless-steel sink and drainer unit.

Loft access, aerial port, under floor heating and tiled flooring. Double-glazed window and double-glazed bi fold doors.

Fitted with wc and wash hand basin.

This section has additional planning to turn it into a fully self-contained, independent living area, with its own side access. Currently ideal for WFH with the potential to develop further for the extended family or Airbnb rental.

Front Garden

Lawned and blocked paved area, double electric point outside the studio.

Rear Garden

Beautiful, landscaped south facing gardens to the rear, tiered Indian sandstone terrace and raised beds to all sides. Mainly laid to lawn but having numerous fruit trees.

Two lawned gardens and lower BBQ terrace, plus hot and cold water tap.

The patio outside the back door is surrounded by a pergola creating a private hot-tub area with hot and cold outdoor taps and three double electric points.

Driveway

Block paved driveway leading to the garage.

Double Garage

20' x 17' 5" (6.10m x 5.31m)

Attached double garage with electric door, automatic lighting, multiple power points and with French doors to the rear leading out onto the lower garden. With stairs giving access the house. 10 solar panels to the back roof

Potting Shed

16' 2" x 12' 6" (4.93m x 3.81m)

Ideal area for the keen gardener, this Tiger potting shed is a very solid structure and has excellent access to natural light.

Agents Note

10 owned solar panels

CCTV security system

Heat recovery ventilation system

This renovated home benefits from a new roof, new



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welcome to

Grangeside Main Street, Bothamsall Retford

- Stunning three double bedroom detached bungalow ideally laid out for those requiring wheelchair/walking aids
- Recently had extensive refurbishment by current owner
- Large spacious open plan living/ dining kitchen area
- Master bedroom with ensuite plus family shower room
- Attached studio/annex fitted with kitchen area and cloakroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£550,000



Please note the marker reflects the postcode not the actual property

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