



CORNERWAYS, 2 MAIN STREET, STOKEHAM
£300,000

BROWN & CO

CORNERWAYS, 2 MAIN STREET, STOKEHAM, RETFORD, NOTTINGHAMSHIRE, DN22 0JZ

DESCRIPTION

A well presented and extended semi detached family home in this favoured and small hamlet of Stokeham. The property benefits from a good sized dual aspect lounge and modernised dining kitchen. The property has been extended to create a large master bedroom with en suite facilities. There are three additional bedrooms and modern family bathroom. Ample off road parking which in turn leads to timber double garage and a very good sized garden backing onto open fields. There is no onward chain. There is also the benefit of some free standing containers that could be used for home office working etc.

LOCATION

Stokeham is a small hamlet to the south east of Retford which is approximately a 15 minute drive and Retford provides comprehensive shopping, educational and recreational facilities. There are two local infant and junior schools within comfortable distance at Rampton and Dunham on Trent. The A57 is close at hand with links to the wider motorway network. There are great countryside walks close by and the nearest public house is in Rampton. Retford town centre provides a mainline railway station on the London to Edinburgh intercity link and Lincoln city is also within a 25 minute drive.

DIRECTIONS

what3words.com/refills.wells.stag

ACCOMMODATION

Part glazed contemporary composite door into

ENTRANCE VESTIBULE with herringbone wood grain style Amtico flooring, contemporary radiator, spotlighting, split level stairs to first floor. Oak door to

LOUNGE 21'3" x 11'9" (6.49m x 3.63m) two front aspect double glazed windows, double glazed French doors leading to good sized garden. Recessed fireplace with tiled hearth, oak bressummer and

space for fire or log burner. Wood effect flooring, recessed lighting, TV point.



KITCHEN DINING ROOM 21'6" x 16'6" (6.57m x 5.05m)

Dining Area having two double glazed windows to the front. Rustic brick fireplace with fitted Rayburn Nouvelle for cooking and provides solid fuel central heating and hot water. Oak bressummer. Built in floor to ceiling shelved cupboard in dove grey. Matching flooring to the vestibule. Period style skirtings, exposed ceiling timber. Further shelved cupboard and floor to ceiling wine rack.



Kitchen Area rear aspect double glazed window overlooking the good sized garden and fields. Half glazed uPVC stable door to garden. An extensive range of dove grey base and wall mounted cupboard and drawer units with Belfast sink and mixer tap, integrated dishwasher and washing machine, quartz working surfaces with matching upstand and fitted microwave/combination oven. Feature island with wood working surface surround and a range of cupboards. Fitted Rangemaster Infusion range oven with five ring induction hob, twin oven and space for American style fridge freezer. Herringbone wood grain style Amtico flooring. Exposed ceiling timbers, recessed lighting. Oak door into



UNDER STAIRS STORAGE CUPBOARD with space for tumble dryer, shelving.

FIRST FLOOR SPLIT LEVEL LANDING fitted fire alarm and co2 detector. Oak doors to

BEDROOM ONE 15'0" x 11'9" (4.58m x 3.63m) rear aspect double glazed window overlooking the good sized garden, adjoining fields and offers some views. Access to roof void which is partially boarded with light and ladder. Period style skirtings, TV and telephone points. Oak door to

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EN SUITE SHOWER ROOM front aspect obscure double glazed window, corner fitted shower cubicle with Aquas electric shower with handheld attachment raindrop overhead shower. Ceramic tiled floor, tiled walls. Pedestal hand basin, low level wc. Contemporary radiator, extractor and recessed lighting.



BEDROOM TWO 9'10" x 9'8" (3.04m x 2.99m) minimum measurements, two front aspect double glazed windows, wooden period style skirtings. Built in shelved cupboard. Built in wardrobe with hanging and hot water cylinder below with immersion.



Bedroom Two

BEDROOM THREE 11'9" x 11'4" (3.63m x 3.48m) maximum dimensions, rear aspect double glazed window with views to the garden, adjoining fields and offers some views. Wood moulded skirtings, recessed lighting. Additional access to roof void.

BEDROOM FOUR 10'0" x 7'6" (3.07m x 2.31m) rear aspect double glazed window with views to the garden, adjoining fields and offers some views. Period style skirtings, recessed lighting.

FAMILY BATHROOM 12'7" x 6'9" (3.86m x 2.11m) front aspect obscure double glazed window. White low level wc, pedestal hand basin, roll top claw footed free standing bath with mixer tap and handheld shower attachment, ceramic tiled flooring, tiled walls, contemporary radiator, old fashioned school style radiator. Recessed lighting and extractor.



OUTSIDE

The front is hedged and fenced to all sides, drop kerb giving access to the front garden which is pebbled for ease of maintenance and provides parking for several vehicles. The drive at the side of the property leads to the rear via double gates to the very good sized rear garden which has an L-shaped pebbled area providing a patio and additional parking for several vehicles. The drive leads to pitched roof timber **double garage** 19'4" x 19'3" (5.92m x 5.88m) with two opening doors, power and light.

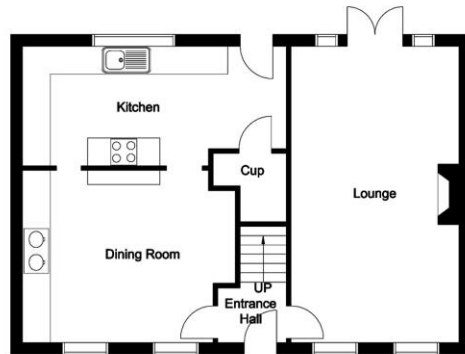
The rear garden is hedged and fenced to all sides, lawned, 2-3 fruit trees. Hard standing for additional greenhouse or dog kennel and to the rear of the plot there are two container units, ideal for home office working or storage.

GENERAL REMARKS & STIPULATIONS

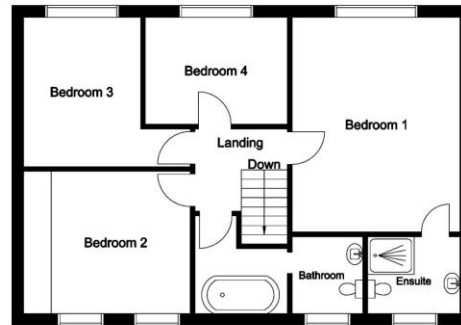
Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band TBA.
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.
Viewing: Please contact the Retford office on 01777 709112.
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.
These particulars were prepared in July 2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

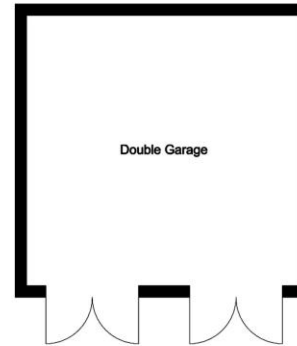
Ground Floor



First Floor



Outbuilding



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2023



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