



Main Street

Laneham, Retford, DN22 0NA

Offers over £260,000

 3
  2
  1
  D



Description

Butchers Mews was built in 2012 and is an exclusive courtyard development in a picturesque village with popular tourist attractions on your doorstep with Sundown Adventure a few villages away, Clumber Park, Sherwood Forest and Yorkshire Wildlife Park a little further away.

The property briefly comprises of an entrance hall, lounge, kitchen / diner, three double bedrooms with the master having the benefit of a shower room en suite and a walk in wardrobe and a family bathroom. To the outside there is an enclosed rear garden, garage with parking and EV charger.

Hallway

The property is entered through the front uPVC double glazed door entry, ceiling mounted smoke detector, radiator, alarm panel, access to understairs store cupboard, stairs rising to first floor, and doors to:

Lounge 16'0" x 10'5" (4.90m x 3.2m)

Leading through from the hallway into the modern open plan lounge / kitchen with a stunning feature of a brick wall with a corner wood burner for those cosy nights in, under stairs cupboard, centre ceiling light and French doors leading into the rear enclosed garden.

Kitchen / diner 14'9" x 9'2" (4.5m x 2.8m)

The kitchen is open into the lounge with a range of wall and base units with integrated dishwasher, washing machine, space for an American fridge / freezer, five ring gas hob and range oven with Herringbone feature brickwork inset and solid wood mantle above. with extractor. Recess and plinth mood lighting and front facing upvc window. Dining area seated under the ceiling light.

First Floor

With carpet leading to the first floor;

Bedroom Two 13'1" x 9'2" (4.00m x 2.8m)

A double bedroom rear facing with carpet, radiator, window blind and ceiling light.

Bedroom Three 12'5" x 9'2" (3.80m x 2.80m)

A front facing double bedroom with carpet, radiator window blind and centre ceiling light.

Bathroom

The bathroom comprises of a white three piece suite; bath, wc and hand basin with part tiled walls and wood effect flooring, chrome ladder towel rail and recess lighting with extractor.

Second Floor

The second floor is accessed through the door leading off the first floor landing with carpet.

Master Bedroom & En Suite & Dressing Room 20'8" x 16'0" (6.30m x 4.90m)

A luxurious spacious bedroom awaits on the second floor leading up the stair case with white wooden spindles into the master bedroom with carpet, radiator, two velux windows with viewing windows below, recess lighting and a walk in wardrobe.

The room benefits from a shower room en suite with a walk in double cubicle with tiles and glass sliding door, wc and hand basin. Wood effect flooring, chrome ladder towel radiator and recess lighting with extractor.

Outside

To the outside is an enclosed private garden with established colourful plants to the boarders, Indian stone patio and path and a low maintenance artificial lawn. Outside electrics and water supply and EV charger with a wooden storage unit for the waste bins.

Garage

A single garage with up and over door with parking outside the garage with additional on street parking to the front of the house.

Additional Information

Butchers Mews is located in the heart of the countryside village of Laneham. Lovely walks are on your doorstep along with the Bees Knees micro pub and village hall playing a central role in the village community. The River Trent is a short distance away and ideal for those evening strolls along its banks. The market towns of Retford and Newark offer a wealth of shops, bars and restaurants and all your favourite super markets. The mainline train station giving direct links to London Kings Cross. Local attractions such as

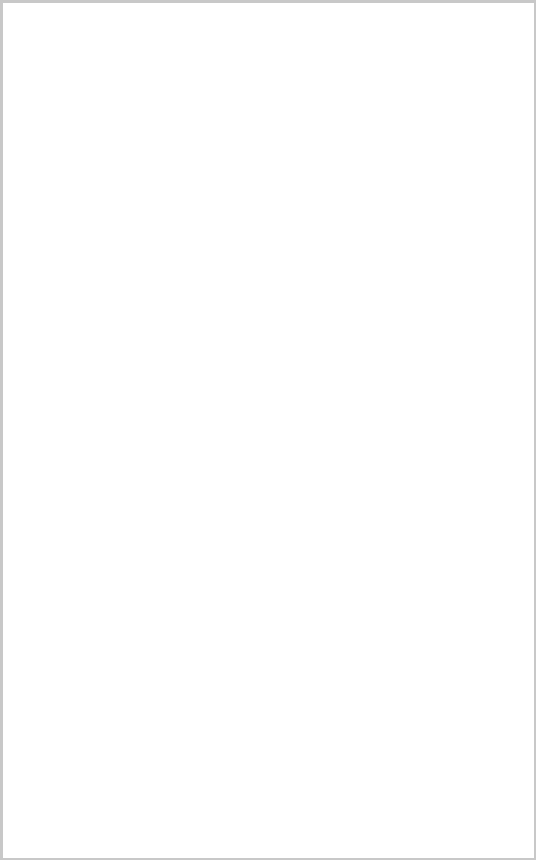
Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. 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.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLARK ESTATES OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

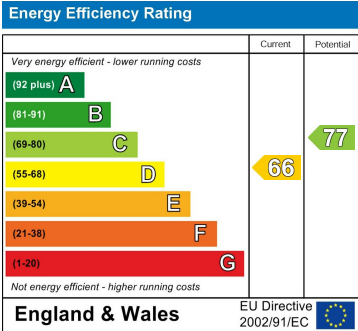
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.