



Mayfield Marsh Lane, Retford, DN22  
9ES



4



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£375,000

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## Key Features

- NO UPWARD CHAIN
- FOUR BEDROOMS
- KITCHEN
- DINING ROOM
- DUAL ASPECT LOUNGE
- PRIVATE REAR GARDEN
- EPC rating D
- Freehold





Mayfield on Marsh Lane presents an exceptional opportunity to acquire an expansive four-bedroom family home, set within a desirable semi-rural location. Enjoy the benefits of significant seclusion and privacy, along with easy access to two local towns. The inviting interior features a sun-drenched, dual-aspect lounge and a dedicated dining room, ideal for both quiet evenings and social gatherings. A practical kitchen, comprehensive utility room (with access to the double garage), a downstairs shower room, and an upstairs family bathroom provide essential functionality. This home truly offers ample room to grow, making it a perfect sanctuary that balances peaceful surroundings with everyday convenience.

### Entrance Hallway

Stairs leading to the first floor, UPVC door with double glazed obscure glass and matching sidelight, and a single panel radiator.

### Lounge 7.29m x 3.93m (23'11" x 12'11")

Dual aspect double glazed windows with two double panel radiators, sliding doors to the patio area, TV point, and an electric fire with surround.

**Dining Room** 3.85m x 3.34m (12'7" x 11'0")  
Double glazed window to the front aspect and a single panel radiator.

### Kitchen 3.34m x 5.27m (11'0" x 17'4")

Double glazed window to the rear aspect, bowl and a quarter sink with drainer and mixer tap, integrated double oven with electric four-ring hob, space for a freestanding fridge, integrated dishwasher, floor and wall-mounted cupboards, and a single panel radiator.

### Utility 2.29m x 3.18m (7'6" x 10'5")

Double glazed window, UPVC door with double glazed glass, floor cabinets, sink with mixer tap, space and plumbing for a washing machine, and a single panel radiator. Provides access to the double garage.

### Downstairs Shower Room 2.29m x 1.7m (7'6" x 5'7")

Double glazed obscure glass window to the rear aspect and double glazed obscure glass window to the right aspect, single panel radiator, low-flush WC, wash hand basin with mixer tap, and a quadrant corner shower unit with a wall-mounted electric shower and showerhead.

### Double Garage

Double garage with lighting and power within, double glazed window to right aspect and temporary office space with sliding door. The garage loft is fully boarded.





## First Floor Landing

Provides access to the loft (fully boarded) and an airing cupboard with the water storage tank.

## Bedroom One 3.96m x 3.89m (13'0" x 12'10")

Double glazed window to the front aspect, single panel radiator, fitted floor-to-ceiling height storage, and a TV point.

## Bedroom Two 3.13m x 4.17m (10'4" x 13'8")

Fitted storage, double glazed window to the front aspect, and a single panel radiator.

## Bedroom Three 3.11m x 3.08m (10'2" x 10'1")

Fitted storage, double glazed window to the rear aspect, and a single panel radiator.

## Bedroom Four 3.11m x 2.93m (10'2" x 9'7")

Double glazed window to the rear aspect, and a single panel radiator.

## Bathroom 2.11m x 2.86m (6'11" x 9'5")

Corner panel bath, single panel radiator, double glazed window, quadrant corner shower unit with wall-mounted shower controls and showerhead, bidet, low-flush WC, and a wash hand basin on pedestal with mixer tap.

## Gardens and Grounds

Front driveway leading up to property with small lawned area. The rear garden is private



and enclosed with lawned area, patio area and three summerhouses.

## Solar panels

Eleven years remaining on the title of the lease.

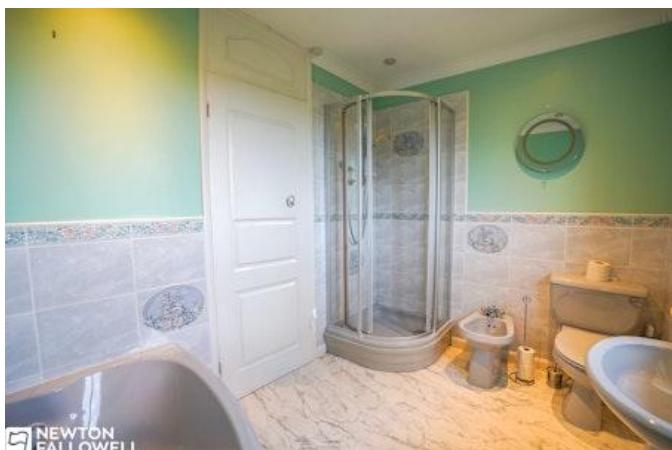
## Disclaimer

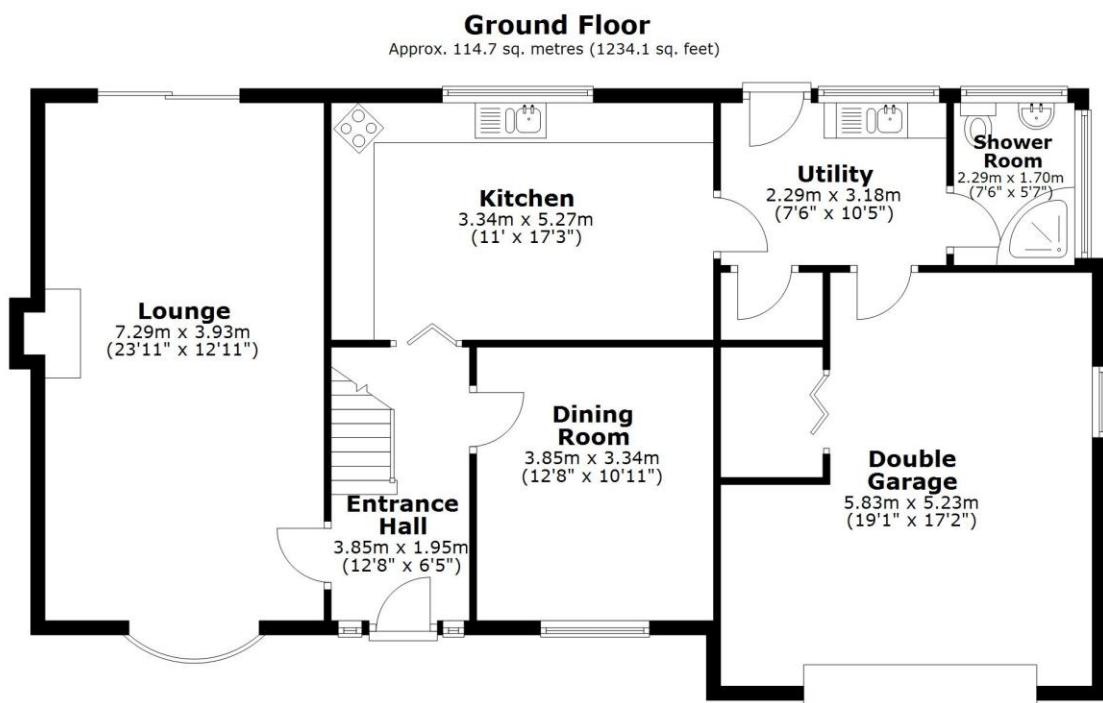
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## Services

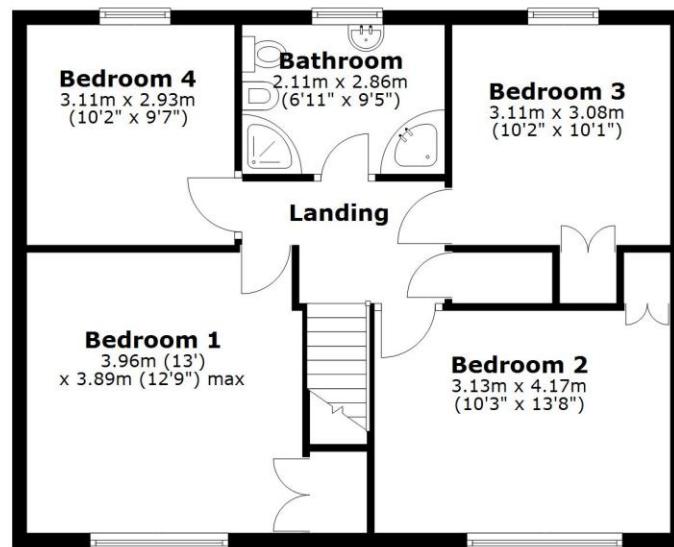
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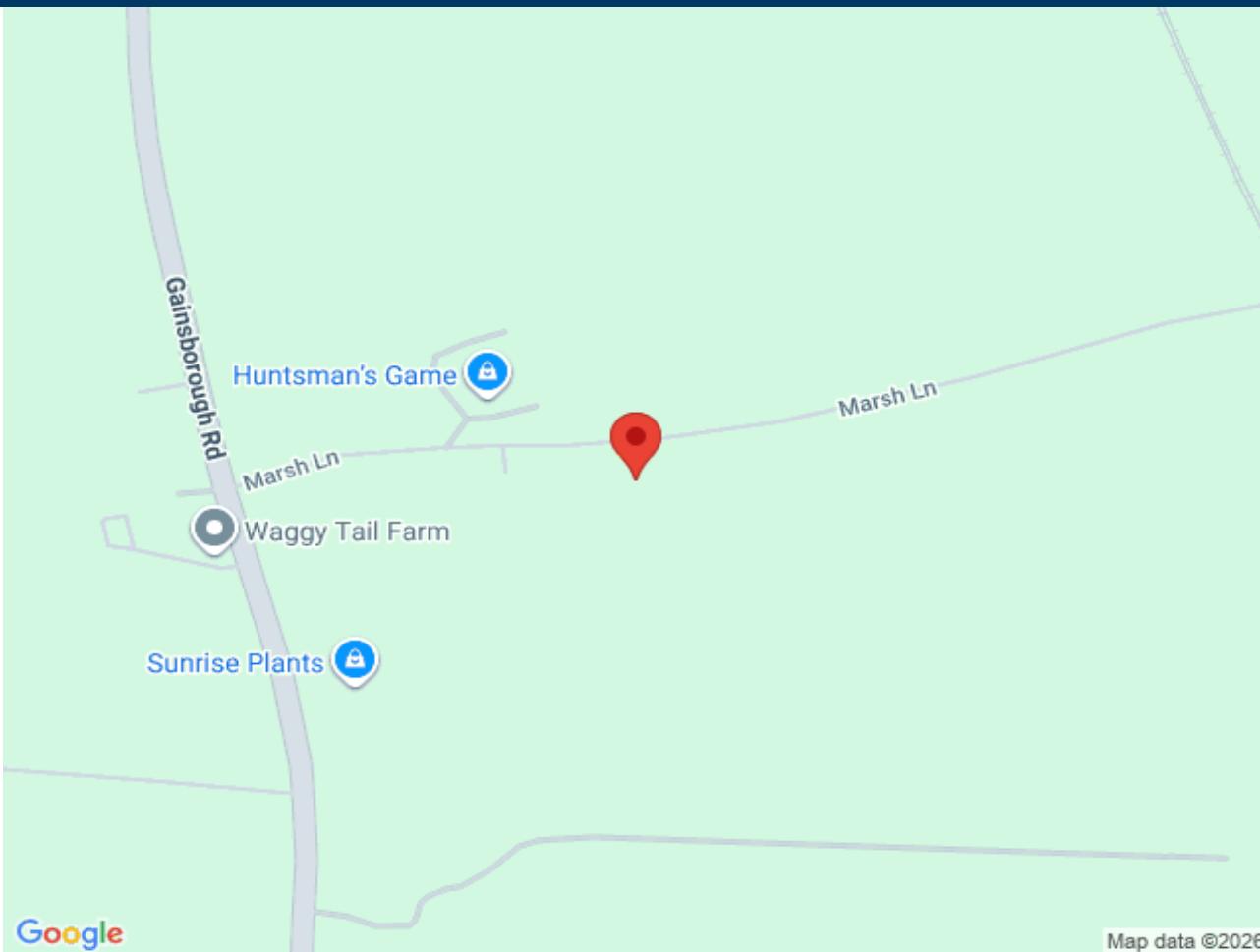




**First Floor**  
Approx. 64.8 sq. metres (697.8 sq. feet)



Total area: approx. 179.5 sq. metres (1931.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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