



3 PARKERS ROW, CUCKNEY
£225,000

BROWN & CO

3 PARKERS ROW, CUCKNEY, MANSFIELD, NG20 9LZ

DESCRIPTION

A four bedroom semi detached cottage of considerable character, delivering well balanced living space over three floors and situated in this highly regarded village.

The property is Grade II listed and situated within the village's Conservation Area.

Accommodation commences with an entrance lobby having two front aspect reception rooms to either side. At the rear is a breakfast kitchen having traditional pantry off and a useful utility room which opens into the rear courtyard and grounds.

At first floor level there are two bedrooms, the main bedroom having a separate dressing room, together with house bathroom and separate wc.

There are two further interconnected bedrooms at second floor level within the roof space.

The property enjoys direct frontage to Creswell Road and a generous plot, in all approximately one third of an acre. The grounds include rear courtyard, double gated access for off road parking, lawn and upper terrace garden.

The property is equipped with oil fired central heating to ground and first floor with electric background heating to the second floor.

LOCATION

Cuckney is a popular village within this area, surrounded by wonderful undulating North Nottinghamshire countryside and having the River Poulter passing through. The village retains a number of amenities including local primary school, public house, village hall, local store and businesses.

Lying in the middle of Mansfield, Worksop and Ollerton, a full range of residential amenities is within comfortable reach.

The area is ideal for those wishing to enjoy the countryside and the facilities of Welbeck Estate and the National Trust's Clumber Park are on hand.

Leisure amenities and educational facilities are well catered for.

A good road network leads to the A1 and M1. Cross country rail services are available locally and London Kings Cross is within 1hr 30 mins from Retford.

DIRECTIONS

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ACCOMMODATION

ENTRANCE LOBBY staircase.

SITTING ROOM 14'10" x 14'3" (4.53m x 4.35m) measured to rear of chimney breast. Fireplace, open corner shelving, beamed accents. Front aspect sash window, exposed floor boarding.



DINING ROOM 14'8" x 14'5" (4.47m x 4.41m) measured to rear of chimney breast. Brick fireplace, beamed accents, front aspect sash window.



INNER LOBBY

BREAKFAST KITCHEN 16'8" x 8'0" (5.06m x 2.44m) attractive range of light oak style units to wall and floor level with granite effect worktops. 1.5 sink unit. Tiled splashbacks. Beamed accent. Rear aspect Yorkshire sliding sash window.



PANTRY 8'10" x 5'10" (2.69m x 1.79m) traditional cold shelf and shelving.

UTILITY ROOM 8'8" x 4'8" (2.65m x 1.41m) granite effect worktops. Belfast sink unit, plumbing for washing machine. Rear entrance door.

FIRST FLOOR LANDINGS front and rear.

BEDROOM ONE 14'9" x 9'4" (4.49m x 2.84m) measured to front of in-built wardrobes. Fireplace with traditional basket grate. Front aspect sash window. Beamed accent. Off to



DRESSING ROOM 9'10" x 9'2" (3.00m x 2.80m) maximum dimensions with vaulted ceiling and reducing head height. Exposed beams. In-built wardrobes to match bedroom one. Roof window.



BEDROOM TWO 14'8" x 11'4" (4.47m x 3.46m) maximum to rear of in-built wardrobes and chimney breast with fireplace having traditional basket grate. Front aspect sash window, beamed accents.



BATHROOM white suite of panelled bath. Separate tiled shower enclosure with electric shower. Pedestal basin, tiled splashbacks, exposed beams, airing cupboard.



SEPARATE WC low suite wc.

SECOND FLOOR

BEDROOM THREE 18'0" x 12'0" (5.50m x 3.66m) dimensions including stairwell but measured to front of range of fitted wardrobes. Vaulted ceiling with reducing head height. Exposed beams. Side aspect. Off to

BEDROOM FOUR 14'11" x 14'3" (4.55m x 4.33m) exposed beams, roof window.

OUTSIDE

Direct frontage to Creswell Road.

To the rear the garden is partly walled featuring an Indian sandstone patio and courtyard area. To the side of which is a stone and pantile **Garden Building 14'5" x 10'4" (4.41m x 3.16m)** hosting Worcester oil fired central heating boiler, light and power.

The walled garden continues beyond with additional brick/stone and slate **Store**, double gates to Creswell Road and hard standing for modest off road parking and further patio area.

The garden extends beyond alongside Creswell Road, planted with fruit trees. On the south side is an additional area of raised garden.

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 B.

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.

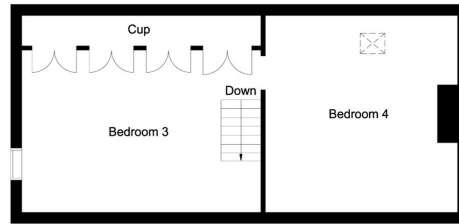
Viewing: Please contact the Retford office on 01777 709112.

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.

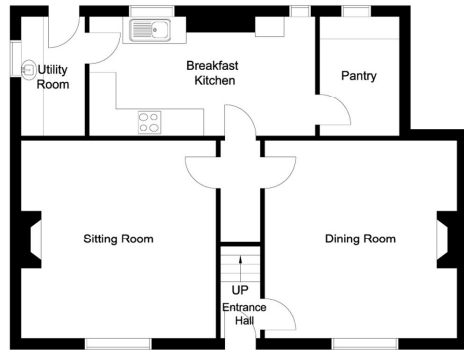
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in June 2025.

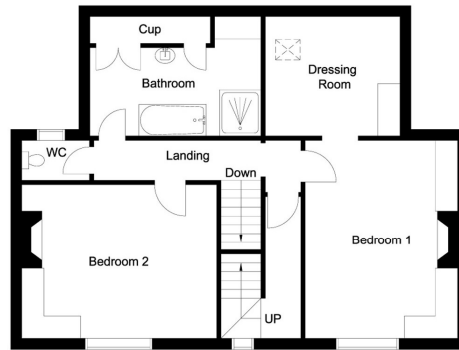
Second Floor



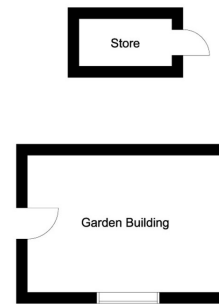
Ground Floor



First Floor



Outbuildings



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 @2025



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