



**Main Street, Laneham**

Offers in Region of **£340,000**

We are delighted to welcome this endearing TWO/ THREE BEDROOM detached cottage to the market, believed to date back to the mid-19th Century, and enjoying views over open fields to the rear. Ideal for buyers seeking character and comfort, the ground floor living accommodation briefly comprises an entrance hall, kitchen diner benefitting from plentiful storage, ample reception room currently utilised as a principal bedroom, cosy snug and a dual aspect lounge, both boasting log burners, creating a warm and inviting atmosphere. To the first floor are two well-proportioned bedrooms offering integral storage, and a beautifully appointed family bathroom featuring a freestanding rolltop bath. Further accommodation lies in a detached outbuilding, an ideal solution for those seeking a dedicated space for remote working, alongside an additional outhouse serving as a utility room and handy outdoor store. Outside, a generous, gated driveway caters for several vehicles, whilst an extensive, southerly aspect garden resides to the rear, framed by well-established hedgerow for added privacy. For those who enjoy growing their own fresh produce, there are also several vegetable patches, a greenhouse, and a polytunnel. Neighbouring open countryside on the edge of the rural village of Laneham, ever popular for its balance between practicality for commuting and rural tranquillity, this period property graces its owner with miles of walking and cycling routes on its doorstep, and close proximity to a traditional village pub and café. Rampton Primary School is just a brief drive away. The Georgian market town of Retford is also easily accessible via Grove Road, renowned for its array of everyday conveniences, dining options, schools for all ages, and excellent road and rail links.









- Endearing TWO/ THREE BEDROOM Detached Period Cottage
- Enjoying Views Over Open Fields to the Rear
- Two Reception Rooms Boasting Cosy Log Burners
- Ample Storage Both Indoors & Outdoors
- Detached Office/ Studio/ Workshop- Ideal for Remote Working
- Generous, Gated Driveway Catering for Several Vehicles
- Extensive, Southerly Aspect Rear Garden with Several Vegetable Patches, Four Garden Sheds, Greenhouse & Polytunnel
- Neighbouring Open Countryside on the Edge of the Rural Village of Laneham
- Easy Access to Retford, Hosting an Array of Everyday Conveniences, Recreational Facilities, Dining Options, & Schools for All Ages

Council Tax band: D

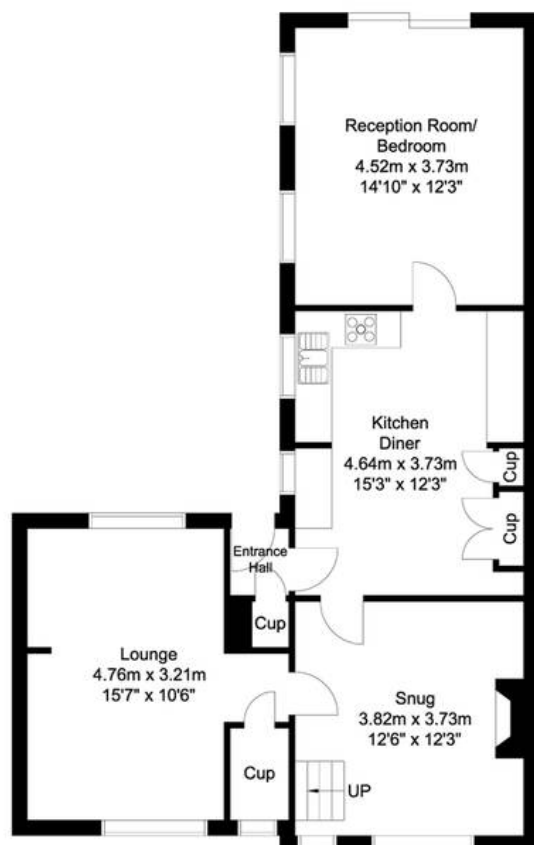
Tenure: Freehold

EPC Energy Efficiency Rating: F

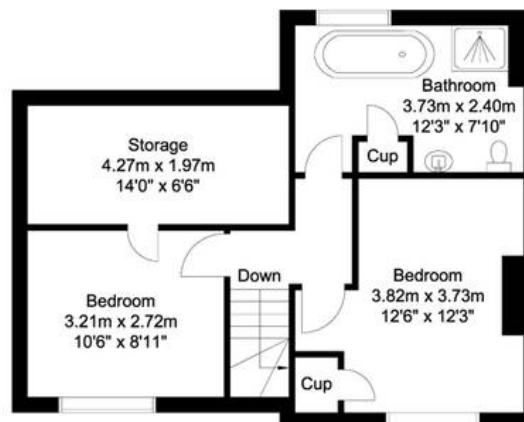




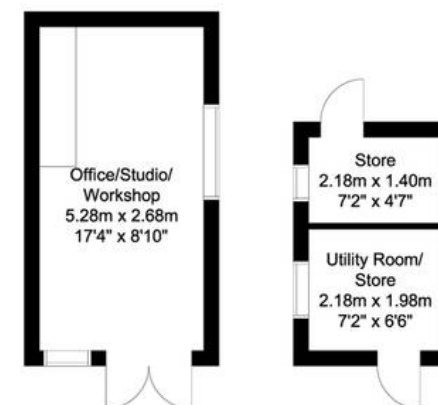
Ground Floor  
70 sq m/753.47 sq ft  
Approx.



First Floor  
44 sq m/473.61 sq ft  
Approx.



Outbuildings  
22 sq m/236.80 sq ft  
Approx.



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 @2026