



PIPPIN COTTAGE, DUNHAM ROAD LANEHAM

Delightful, modern semi detached cottage exceptionally well presented and extended with rear conservatory and boasting off road parking. Ideal for first time purchase, buy to let investment, lock up and leave, etc. Situated in this highly regarded village convenient for excellent transport links and country walks.

£185.000

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BROWN & CO

Property and Business Consultants

PIPPIN COTTAGE, DUNHAM ROAD, LANEHAM, RETFORD, DN22 0NB

LOCATION

Laneham presently boasts a pub, village hall, proximity to the River Trent and a wealth of countryside walks, bridleways and lanes. Further facilities are available in other nearby villages. Lying just off the A57, the village is particularly well located for accessing surrounding centres of Retford, Newark and Lincoln. There are excellent transport links with the A1 accessible by Markham Moor from the which the wider motorway network is available. Both Retford and Newark have direct rail services into London Kings Cross (approx. 1hr 30 mins from Retford, less from Newark).

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words:///diamonds.bats.riverbed

ACCOMMODATION

ENTRANCE HALL staircase with understairs storage cupboard.

CLOAKROOM wc, basin and tiled flooring.

LOUNGE 15'2" x 10'1" to 8'0" (4.61m x 3.08m to 2.42m) front aspect and opening to

CONSERVATORY 8'10" x 8'4" (2.71m x 2.53m) great additional living space of brick base with UPVC double glazed upper levels, garden access, high wall to one side for privacy.

KITCHEN 9'9" x 8'8" (2.98m x 2.64m) attractively refitted in ivory with timber effect worktops, tiled splashbacks to coordinate, rear aspect, integrated appliances of oven, hob, extractor, fridge freezer and washing machine.

FIRST FLOOR

GALLERIED LANDING over stairwell, front aspect.

BEDROOM ONE 9'0" x 8'8" (2.73m x 2.64m) minimum dimensions measured to front of wardrobes either side, rear aspect.

BEDROOM TWO 9'0" x 6'2" (2.73m x 1.86m) minimum dimensions, measured to front of in-built wardrobes, front aspect.

BATHROOM attractively refitted in white with roll topped bath, rainfall shower over, wc, basin, complementing tiling to full height in bath/shower area.

OUTSIDE

Front forecourt garden.

Shared driveway leading to parking space at the rear.

Rear enclosed garden hard landscaped for ease of maintenance being paved with shrubberies.

Oil fired central heating via external boiler.

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 A. 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 finalizing 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 May 2026.

Score	Energy rating	Current	Potential
92+	A		118 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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