



**Bamburgh House Top Pasture Lane, North Wheatley  
RETFORD DN22 9BY**

**welcome to**

**Bamburgh House Top Pasture Lane, North Wheatley RETFORD**

**\*\*NO UPWARD CHAIN\*\*** This is a COMMANDING five DOUBLE BEDROOM detached family home positioned on a glorious and generous plot in the much regarded village of North Wheatley. Extensive internal accommodation throughout which is both VERSATILE and well presented throughout.



### **Entrance Porch**

Fitted with a cloaks cupboard and a wine rack, laminate flooring and a central heating radiator.

### **Entrance Hall**

Laminate flooring, understairs storage and a central heating radiator.

### **Cloakroom**

Fitted with wc and wash hand basin. Complementary flooring, central heating radiator and double glazed window.

### **Office/Craft Room**

13' x 8' 10" ( 3.96m x 2.69m )

Fitted with office furniture and shelving, coving to the ceiling, central heating radiator and a double glazed window.

### **Dining Room**

12' x 10' 1" ( 3.66m x 3.07m )

Coving to the ceiling, double glazed window and central heating radiator.

### **Living Room**

16' 8" x 12' 10" ( 5.08m x 3.91m )

Spacious living room with feature fire surround with living flame fire inset, coving to the ceiling, central heating radiator, two double glazed windows and double glazed patio doors.

### **Dining Kitchen**

15' 9" x 14' 6" ( 4.80m x 4.42m )

Fitted with a range of navy and grey wall and base units, complementary work surfaces including breakfast table and 1 1/2 sink and drainer unit with boiler tap. Integrated appliances including fridge, fridge freezer, gas hob and electric oven. Space for dish washer. Complementary flooring, central heating radiator and two double glazed windows.

### **Playroom/ Guest Bedroom**

16' 11" x 14' 6" to rear of wardrobes ( 5.16m x 4.42m to rear of wardrobes )

Fitted wardrobes, central heating radiator and double glazed window.

### **Utility Room**

11' 6" x 6' 3" ( 3.51m x 1.91m )

Space for washing machine and dryer. 1 1/2 sink and drainer, central heating radiator and double glazed window. This room was previously used as an en suite, the plumbing has been retained to ease conversion back to an en suite if required.

### **Landing**

Staircase leading to the landing with loft access.

### **Bedroom One**

15' 6" max x 15' 1" to rear of wardrobes ( 4.72m max x 4.60m to rear of wardrobes )

Fitted wardrobes, two central heating radiators and two double glazed windows.

### **En Suite**

10' 5" x 5' plus recess ( 3.17m x 1.52m plus recess )

Fitted with wc, wash hand basin, bidet and shower cubicle with power shower. Central heating radiator and double glazed window.

### **Bedroom Two**

15' 2" max x 12' 1" plus recess ( 4.62m max x 3.68m plus recess )

Fitted wardrobes, central heating radiator and double glazed window.

### **Bedroom Three**

12' x 12' 7" to wardrobe fronts ( 3.66m x 3.84m to wardrobe fronts )

Fitted wardrobes to one wall, central heating radiator and double glazed window.

### **Bedroom Four**

13' 4" x 11' ( 4.06m x 3.35m )

Fitted wardrobes to one wall, double glazed window and central heating radiator.

### **Bathroom**

12' x 9' 2" ( 3.66m x 2.79m )

Fitted with wc, wash hand basin and bath with shower above. Fully tiled walls, coving to the ceiling, central heating radiator and airing cupboard,

### **Bedroom Five/Office**

11' 11" max x 10' 1" max ( 3.63m max x 3.07m max )

Fitted office furniture, central heating radiator and double glazed window.

### **Front Garden**

Lawned garden area with side fence and wall to the front.

### **Rear Garden**

To the rear are south facing superb mature lawned gardens with raised patio area plus an abundance of mature plants, shrubs and trees.

### **Driveway**

Block paved driveway.

### **Double Garage**

24' 8" x 20' 3" ( 7.52m x 6.17m )

Double garage with two up and over doors, power and light. Storage to the rear and eaves with rear courtesy door.



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## Bamburgh House Top Pasture Lane, North Wheatley RETFORD

- Five DOUBLE BEDROOM detached home, master with en suite
- Beautifully presented SOUTH FACING garden, extensive driveway and a double garage
- Four reception rooms plus a generous dining kitchen and utility
- Solar panels- OWNED- Excellent annual return transferable to new buyers until 2036
- The village has many amenities on offer, a highly regarded primary school and a village hall

Tenure: Freehold EPC Rating: B

Council Tax Band: F

**£650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD110332 - 0014

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