



Main Street, Laneham

Offers in the Region of £285,000

• NO UPWARD CHAIN • Deceptively Spacious TWO DOUBLE BEDROOM Period Cottage • Enjoying Uninterrupted Views Across Open Fields to the Rear • Boasting Traditional Cottage Character Throughout • Extensive, Gated Driveway Catering for Numerous Vehicles • Substantial, Predominantly Laid to Lawn Southerly Aspect Garden • Neighbouring Open Countryside on the Edge of the Rural Village of Laneham • Easy Access to Retford's Wealth of Everyday Conveniences, Leisure Facilities, Dining Options, & Schools for All Ages • Excellent Road & Rail Links



A deceptively spacious TWO DOUBLE BEDROOM period cottage, sympathetically extended under previous ownership, and enjoying uninterrupted views across open fields to the rear. Boasting traditional cottage character throughout, the ground floor briefly comprises an entrance hall, warm and welcoming dining room, kitchen diner, generous lounge, home office with versatile potential, and a handy ground floor WC. To the first floor are two quaint and charming double bedrooms, and a three-piece bathroom suite. Outside, an extensive, gated driveway runs adjacent to the property, whilst a substantial, predominantly laid to lawn southerly aspect garden resides to the rear. Neighbouring open countryside on the edge of the rural village of Laneham, Holly Cottage is perfectly suited to those seeking a country life. Enjoying miles of walking and cycling routes on its doorstep, with close proximity to a traditional village pub and café, this established property also boasts easy access to Retford via Grove Road. Retford is renowned for offering a wealth of everyday conveniences, leisure facilities, dining options, excellent road and rail links, and schools for all ages. Rampton Primary School is just a brief drive away.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F



Ground Floor
84 sq m/904.16 sq ft
Approx.

First Floor
34 sq m/365.97 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/measure if quoted on this plan. CP Property Services @2020