2 THE COTTAGES BECK LANE

RETFORD, DN22 9AQ

£260,000

FREEHOLD

******GUIDE PRICE £260,000 - £270,000 ******

A charming and characterful three-bedroom home situated in the sought-after village of Clayworth offering a traditional rural setting while remaining well placed for access to nearby towns and amenities. The village has a strong sense of community and is surrounded by attractive countryside, making it particularly appealing to those looking for a quieter way of life. The property retains a wealth of original features throughout, including exposed ceiling beams, parquet flooring, exposed brickwork and a beautiful multi-fuel burner with a solid oak beam, creating a warm and inviting focal point. The accommodation comprises a welcoming living room with multifuel burner, spacious kitchen/diner, three bedrooms and a family bathroom. Outside, the property benefits from a private enclosed rear garden with Indian stone patio, lawn, mature bushes and fruit trees, together with a driveway providing off-road parking and a detached garage. With its appealing character, generous accommodation and scope for further improvement, this property offers an excellent opportunity to create a wonderful family or village home in a peaceful setting.

Kendra Jacob

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2 THE COTTAGES BECK LANE

• COTTAGE • THREE BEDROOMS • MULTI FUEL BURNER IN THE LOUNGE • CHARACTER & CHARM THROUGHOUT • DETACHED GARAGE • OFF ROAD PARKING • LOCATED IN THE SOUGHT AFTER VILLAGE • ATTRACTIVE REAR GARDEN

LIVING ROOM

A well-proportioned reception room with a front-facing composite entrance door and double-glazed window. The room retains a wealth of original character, including exposed beams to the ceiling and parquet flooring. Stairs rise to the first-floor accommodation, with a large useful storage cupboard beneath. Further features include power points, a television point and central heating radiator. The main focal point is the gorgeous multi-fuel burner, set within an exposed brick surround with tiled detailing and complemented by a solid oak beam, creating a warm and cosy home.

KITCHEN/DINER

The kitchen is fitted with a range of wall, base and drawer units with contrasting work surfaces incorporating a stainless-steel sink and drainer with mixer tap. There is plumbing and space for a washing machine, space for a freezer and tiled splashbacks. Integrated appliances include a Cuisine Master cooker with extractor above. The dining area benefits from rear-facing double-glazed windows overlooking the attractive garden, together with a rear-facing composite door providing direct access outside. Additional features include power points, television point and original exposed ceiling beams.

FIRST FLOOR-LANDING

The first-floor landing provides access to all bedrooms and the bathroom, with loft access and a power point.

BATHROOM

A three-piece bathroom suite comprising a panel bath with electric shower over, pedestal wash hand basin and low-flush WC. The bathroom features Aqua board-style shower panelling, decorative wooden wall panelling, a wall-mounted mirror, central heating radiator and a rear-facing double-glazed obscure window.

BEDROOM ONE

A generous double bedroom with a front-facing double-glazed window, central heating radiator and useful built-in storage housing the hot water tank. The room benefits from power points and an attractive exposed brick feature with solid oak beam, adding further character and charm.

BEDROOM TWO

A further double bedroom with a rear-facing double-glazed window overlooking the garden. The room benefits from fitted wardrobes to one wall, decorative wall panelling, power points and a central heating radiator.

BEDROOM THREE

A well-proportioned third bedroom with a front-facing double-glazed window, power points and central heating radiator.

EXTERNAL

To the side of the property is a driveway providing off-road parking and access to the detached garage. The attractive enclosed rear garden offers a combination of Indian stone patio, lawn and steps leading to an upper garden area. The garden is well established, with mature bushes and fruit trees, creating a pleasant and private outdoor space. There are fenced boundaries, an outside tap and a rear access

door providing entry into the garage. There is shared access at the rear for the neighbouring property.

DETACHED GARAGE

The detached garage benefits from double doors providing vehicle access, lighting, power points and an additional access door leading from the upper part of the garden.

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Kendra
Jacob

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

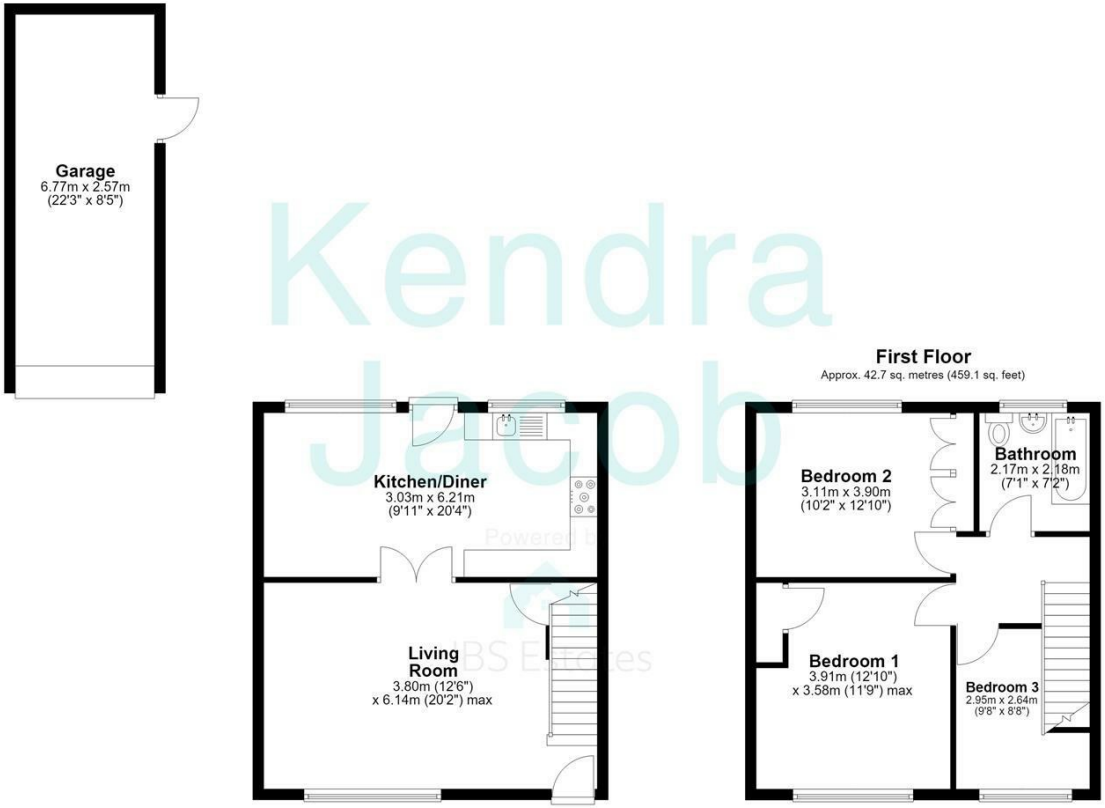
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1106.20 sq ft

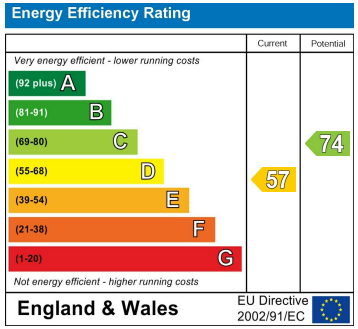
Tenure – Freehold

Ground Floor
Approx. 60.1 sq. metres (647.1 sq. feet)



Total area: approx. 102.8 sq. metres (1106.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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