CLARK ESTATES



Main Street

Laneham, Retford, DN22 0NA

Offers over £260,000

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Description
Butchers Mews was built in 2012 and is an exclusive courtyard development in a picturesque village with popular tourist attractions on your doorstep with Sundown Adventure a few villages away, Clumber Park, Sherwood Forest and Yorkshire Wildlife Park a little further away.
The property briefly comprises of an entrance hall, lounge, kitchen / diner, three double bedrooms with the master having the benefit of a shower room en suite and a walk in wardrobe and a family bathroom. To the outside there is an enclosed rear garden, garage with parking and EV charger.

Hallway
The property is entered through the front uPVC double glazed door entry, ceiling mounted smoke detector, radiator, alarm panel, access to understairs store cupboard, stairs rising to first floor, and doors to:

Lounge 16'0" x 10'5" (4.90m x 3.2m)
Leading through from the hallway into the modern open plan lounge / kitchen with a stunning feature of a brick wall with a corner wood burner for those cosy nights in, under stairs cupboard, centre ceiling light and French doors leading into the rear enclosed garden.

Kitchen / diner 14'9" x 9'2" (4.5m x 2.8m)
The kitchen is open into the lounge with a range of wall and base units with integrated dishwasher, washing machine, space for an American fridge / freezer, five ring gas hob and range oven with Herringbone feature brickwork inset and solid wood mantle above. with extractor. Recess and plinth mood lighting and front facing upvc window. Dining area seated under the ceiling light.

First Floor
With carpet leading to the first floor;

Bedroom Two 13'1" x 9'2" (4.00m x 2.8m)
A double bedroom rear facing with carpet, radiator, window blind and ceiling light.

Bedroom Three 12'5" x 9'2" (3.80m x 2.80m)
A front facing double bedroom with carpet, radiator window blind and centre ceiling light.

Bathroom
The bathroom comprises of a white three piece suite; bath, wc and hand basin with part tiled walls and wood effect flooring, chrome ladder towel rail and recess lighting with extractor.

Second Floor
The second floor is accessed through the door leading off the first floor landing with carpet.

Master Bedroom & En Suite & Dressing Room 20'8" x 16'0" (6.30m x 4.90m)
A luxurious spacious bedroom awaits on the second floor leading up the stair case with white wooden spindles into the master bedroom with carpet, radiator, two velux windows with viewing windows below, recess lighting and a walk in wardrobe.

The room benefits from a shower room en suite with a walk in double cubicle with tiles and glass sliding door, wc and hand basin. Wood effect flooring, chrome ladder towel radiator and recess lighting with extractor.

Outside
To the outside is an enclosed private garden with established colourful plants to the boarders, Indian stone patio and path and a low maintenance artificial lawn. Outside electrics and water supply and EV charger with a wooden storage unit for the waste bins.

Garage
A single garage with up and over door with parking outside the garage with additional on street parking to the front of the house.

Additional Information
Butchers Mews is located in the heart of the countryside village of Laneham. Lovely walks are on your doorstep along with the Bees Knees micro pub and village hall playing a central role in the village community. The River Trent is a short distance away and ideal for those evening strolls along its banks. The market towns of Retford and Newark offer a wealth of shops, bars and restaurants and all your favourite super markets. The mainline train station giving direct links to London Kings Cross. Local attractions such as

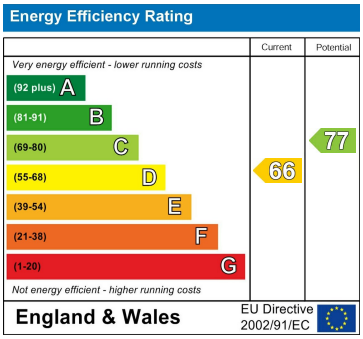
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Area Map



Floor Plans

Energy Efficiency Graph



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14-16 Eldon Street, Tuxford, NG22 0LH
Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk