



**Main Street, Laneham, DN22 0ND**

**Offers Over £400,000**

A charming THREE BEDROOM period property, dating back to the 19th Century, and sympathetically extended under current ownership. Preserving plentiful original features, the generous ground floor living accommodation briefly comprises a porch, entrance hall, light flooded lounge, garden room, country kitchen boasting a cosy log burner, characterful dining room, utility room, games room, and a snug. To the first floor resides a master bedroom, two further bedrooms, and a family shower room. The utility room, games room, and snug could be utilised as a self-contained annexe, should the purchaser wish to convert the outdoor WC and storeroom into an en suite- STPP. Such space would lend itself to a family that have relatives stay with them, a teenager who requires a space of their own, or may wish to make an income from the accommodation- STNC. Outside, an extensive driveway provides ample parking, whilst southerly aspect, manicured gardens with well-stocked flowerbed borders, and an abundance of fruit trees, kiwi plants, and grape vines, reside to the rear. For those who love the outdoors, the detached single garage has been repurposed as a fully insulated potting shed with double glazed windows, situated alongside a vegetable patch, and two greenhouses. Neighbouring open countryside on the edge of the rural village of Laneham, Orchard House is perfectly suited to a family seeking a country life. Enjoying miles of walking, cycling and horse riding routes on its doorstep, with close proximity to a traditional village pub, and café, this traditional property also boasts easy access to Retford via Grove Road. Retford is renowned for offering a wealth of everyday amenities, leisure facilities, restaurants, bars, and schools for all age groups. Rampton Primary School is just a brief drive away.









- Charming THREE BEDROOM Period Property
- Enjoying Plentiful Traditional Features to Include Exposed beams, Original Fireplaces, & a Unique Water Well
- FIVE RECEPTION ROOMS
- Self-Contained Annexe Potential- Subject to the Necessary Planning Consents
- Extensive Driveway Catering for Multiple Large Vehicles
- Southerly Aspect, Manicured Gardens Measuring Approximately 0.3 Acres, Boasting Fruit Trees, a Fully Insulated Potting Shed, Vegetable Patch, Two Greenhouses, & Several Sunny Seating Areas
- Neighbouring Open Countryside on the Edge of the Rural Village of Laneham
- Easy Access to Retford, Hosting an Array of Everyday Amenities, Leisure Facilities, Restaurants, Bars, & Schools for All Age Groups

Council Tax band: D

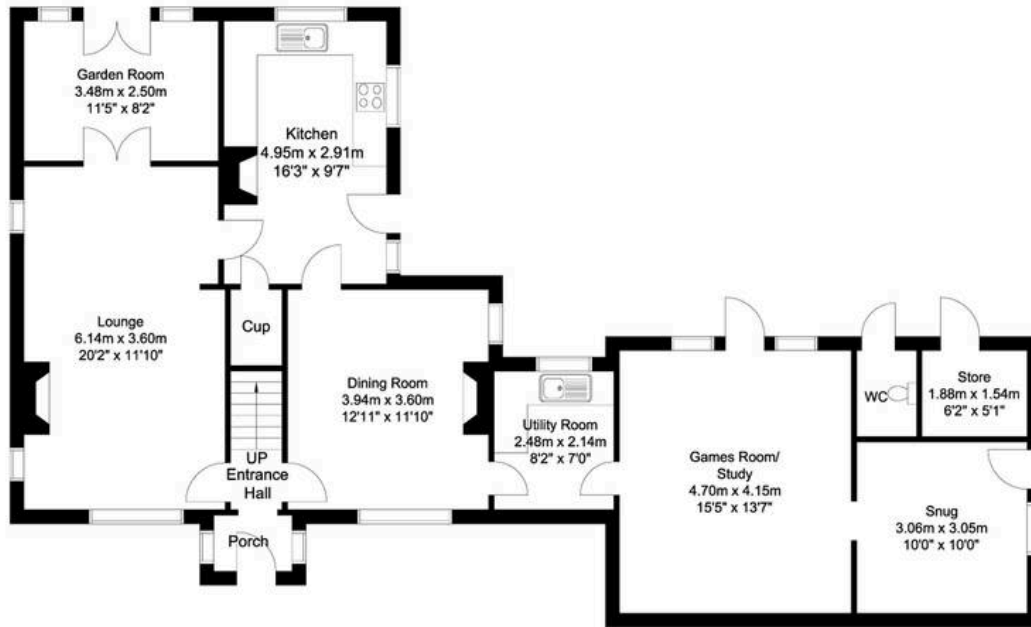
Tenure: Freehold

EPC Energy Efficiency Rating: E

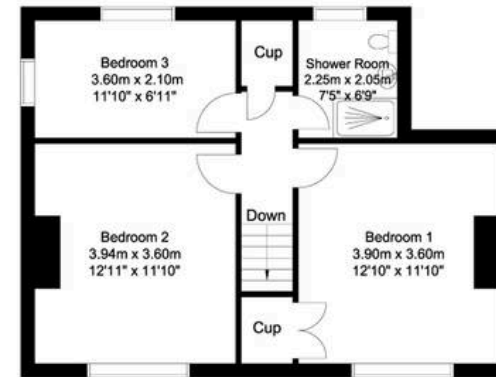




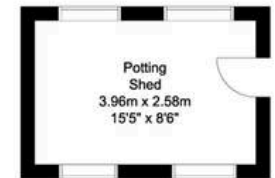
Ground Floor  
106 sq m/1140.97 sq ft  
Approx.



First Floor  
47 sq m/505.90 sq ft  
Approx.



Outbuilding  
10 sq m/107.63 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/ meterage if quoted on this plan..