



TRENT LODGE, NEWTON-ON-TRENT  
£475,000

**BROWN & CO**

## TRENT LODGE, DUNHAM ROAD, NEWTON-ON-TRENT, LINCOLNSHIRE, LN1 2JR

### DESCRIPTION

A substantial detached family home set on a good sized plot with ample off road parking and large gardens. Trent Lodge was formerly a kennels and subject to the usual consents could be reopened as such. The house itself offers spacious accommodation throughout with a large living room, separate dining room, snug and large open planned kitchen/family/dining room. There is a good sized master bedroom suite, plus three additional bedrooms and is located in this semi-rural location.

In the gardens, there are 16 brick built kennels and storeroom, plus fields to the rear and sides. Established trees and shrubs and offering a very good degree of privacy.

### LOCATION

Newton-on-Trent is a small village to the west of Lincoln city (approx. 20 minutes away) and provides comprehensive shopping, leisure and recreational facilities as well as a railway station. Retford town is also within comfortable reach to the west which has also has shopping, leisure and recreational facilities. Retford also boasts a railway station on the London to Edinburgh intercity link. The A57 and A1 are within comfortable distance linking to the wider motorway network and the property is surrounded by countryside with Newton-on-Trent having some limited amenities including a local public house and primary school.

### DIRECTIONS

What3words:///flick.cheaply.allies

### ACCOMMODATION

Half glazed UPVC door into

**ENTRANCE PORCH** with front aspect double glazed window with views to fields. Stained wood skirtings, vaulted ceiling, exposed ceiling timbers, archway to

**INNER HALLWAY** with stairs to first floor landing.

**SNUG 11'10" x 11'5" (3.65m x 3.49m)** front aspect double glazed window. Under stairs storage cupboard, exposed ceiling timbers. TV aerial lead.

**SITTING ROOM 20'0" x 11'6" (6.13m x 3.54m)** front aspect double glazed windows with field views to the front. Central 'twisted' brick pillar, exposed ceiling timbers, spotlights. Step up and door to



**LOUNGE 23'0" x 12'2" (7.05m x 3.73m)** side aspect double glazed window and rear aspect double glazed bay window overlooking the garden. Floor to ceiling York stone fireplace with slate hearth. Plate rack with matching timbers to the walls. Painted ceiling timbers, wall light points.



**UTILITY ROOM 12'2" x 9'7" (3.71m x 2.97m)** side aspect double glazed window and rear aspect double glazed French doors. A range of medium oak base cupboards, single sink drainer unit with space and plumbing below for washing machine. Tiled working surfaces. Additional floor to ceiling cupboards. Tiled walls, exposed ceiling timber. Access to roof void. Large floor to ceiling cupboard housing the oil fired central heating boiler, tiled walls and a range of shelving.



**SHOWER ROOM** rear aspect obscure double glazed window. Corner fitted shower cubicle with electric shower, glazed screen, low level wc with concealed cistern. Rectangular vanity unit with cupboard below and mixer tap. Aqua boarded walls, UPVC clad ceiling with eyeball downlighting. Anthracite towel rail radiator.

**KITCHEN DINING LIVING ROOM 23'7" x 19'8" (7.21m x 6.02m)** two double glazed windows to the front and one double glazed window to the side. Two sets of double glazed French doors leading into the garden. An extensive range of wood fronted base and wall mounted cupboard and drawer units, angled 1 ¼ stainless steel sink drainer unit with mixer tap. Space for range style cooker with stainless steel splashback and large extractor canopy. Wall mounted display cabinets with plate racks and glazed cupboard. Ample working surfaces, space for American style fridge freezer. Island with cupboards and drawers below, working surfaces incorporating breakfast bar. Plate rack. Recessed lighting. Wall light points. Additional range of base cupboards with working surfaces above.

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### FIRST FLOOR LANDING

**BEDROOM ONE 11'7" x 10'0" (3.57m x 3.08m)** measured to front of good range of aqua coloured gloss bedroom furniture incorporating five floor to ceiling wardrobes, overbed storage cupboards and matching dressing table units. Front aspect double glazed window with views to the fields across. A. Contemporary upright radiator. Door to



**EN SUITE SHOWER ROOM 11'2" x 7'5" (3.41m x 2.28m)** front aspect obscure double glazed window. Large walk-in shower with glazed screen, mains fed shower with handheld attachment, aqua boarding surround to all walls. Low level wc with concealed cistern and vanity unit with mixer tap and cupboards below matching the bedroom furniture. Wall mounted mirror, UPVC clad ceiling. Recessed lighting, access to roof void.

**BEDROOM TWO 12'0" x 11'7" (3.66m x 3.56m)** dual aspect to front and side. Front aspect double glazed window with views to the fields.



**BEDROOM THREE 12'0" x 12'6" (3.69m x 3.83m)** double glazed windows to side and rear with views to the garden.

**BEDROOM FOUR 9'5" x 9'5" (2.90m x 2.90m)** rear aspect double glazed window with views to the garden. Access to roof void.

**FAMILY BATHROOM 12'6" x 11'8" (3.83m x 3.58m)** maximum dimensions. Obscure double glazed rear aspect window. Four piece white suite comprising free standing oval bath with contemporary mixer tap. Low level wc, pedestal hand basin with mixer tap. Corner fitted shower cubicle with glazed screen, electric shower with handheld attachment. Ceramic tiled flooring, tiled walls, spotlighting and chrome towel rail radiator.



## OUTSIDE

The front has a grassed buffer garden. From Dunham Road is a dropped kerb giving access to the long driveway with double wrought iron gates leading to the main garden. The driveway provides parking for several vehicles with space for a detached double garage, subject to planning consent.

The rear garden is the main feature of the property and is divided into separate sections. Large formal garden with established shrub and flower borders. The garden itself is fenced and hedged to all sides. Raised shrub bed to the front of the property. Large, paved patio with ample space for seating areas surrounded by shrub, flower beds and borders. Some established trees. The garden is generally lawned with some fruit trees to the rear of the plot and abuts fields.

There are 16 brick built dog kennels and store with power and lighting as well as a utility area with water supply accessed by way of a UPVC door. Could be reopened as a kennels subject to the usual consents.

## GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band D.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

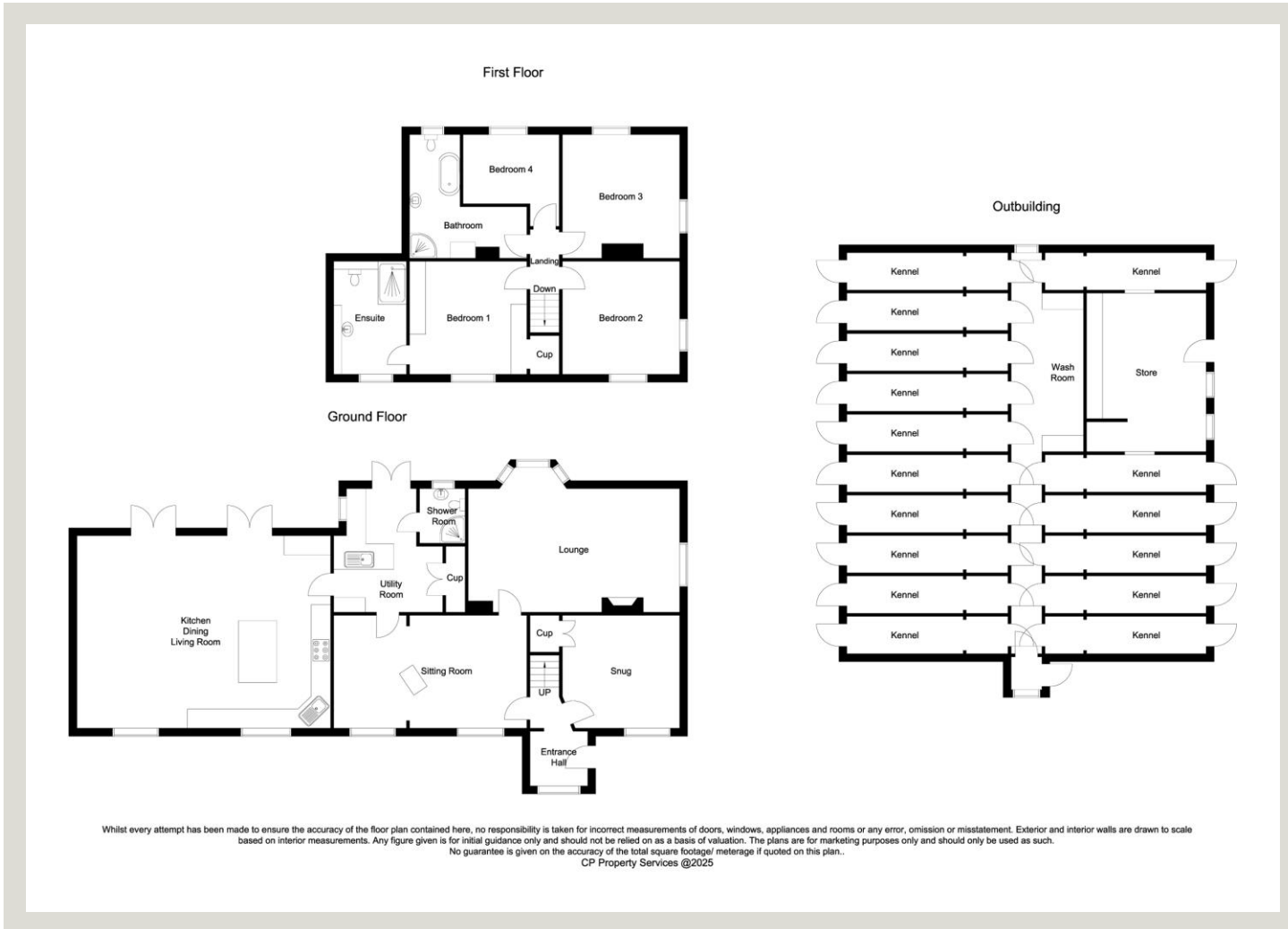
Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in July 2025.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	72
D (58-68)	
E (49-57)	53
F (39-48)	
G (31-38)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



## IMPORTANT NOTICES

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