BURGIN ATKINSON

& C O M P A N Y

The Cottage Five Fields Lane

, Retford, DN22 7HQ

£465,000

3 3 4 C

CHARMING THREE DOUBLE BEDROOM DETACHED COTTAGE - CHAIN FREE - HIGHLY SOUGHT AFTER QUIET LOCATION - FOUR RECEPTION ROOMS - THREE BATHROOMS - SMART HIVE HEATING SYSTEM - BEAUTIFUL SOUTHERLY FACING REAR GARDEN - EXPANSIVE PLOT AND DRIVEWAY ACCOMODATING NUMEROUS VEHICLES - SINGLE DETACHED GARAGE - EPC RATING : C

Description

This appealing three bedroom, three bathroom detached cottage spans a total area of over 2,000 square feet, spread across two spacious floors and has been extended over the years. The ground floor comprises a sociable, open plan breakfast kitchen with separate utility room for practicality, a commodious living room, a spacious dining room, a snug, housing a multi fuel log burner, a home office ready for productivity and a w/c.

The first floor hosts an intriguing layout featuring the master bedroom with large a four piece en-suite, the second bedroom with a three piece en-suite and the third double bedroom is next door to the main family bathroom which houses a walk in shower, two separate hand wash basins. With its sensible floor plan, this property provides an ideal blend of space, function, and convenience.

Externally, the frontage offers an ample driveway accommodating multiple large vehicles, and a detached single brick-built garage with full power facilities and CCTV surveillance monitor. Private and to the rear, a sizeable Southerly aspect laid to lawn space, well-lit wrap around patio area, two substantial garden sheds and an additional log store. Set back from the prestigious London Road on the esteemed Five Fields Lane, the characterful property enjoys close proximity to the array of amenities, recreational facilities, bars, boutiques, open countryside, and primary and secondary schools that Retford has to offer. Bracken Lane Primary Academy, having most recently achieved good Ofsted ratings, is just a two minutes drive.

Viewings are highly recommended to fully appreciate the versatile accommodation and quiet lane setting being offered for sale.

Living Room 14'1" x 23'7" (4.31 x 7.20)

Breakfast Kitchen 8'8" x 24'3" (2.65 x 7.41)

Dining Room 11'5" x 12'11" (3.50 x 3.94)

Snug Area 11'10" x 10'6" (3.62 x 3.22)

Utility Room 6'8" x 6'11" (2.04 x 2.13)

Office 5'10" x 9'10" (1.80 x 3.02)

Ground Floor W/C 3'10" x 4'8" (1.17 x 1.44)

Master Bedroom 11'5" x 11'0" / 8'6" x 12'8" (3.49 x 3.37 / 2.60 x 3.87)

Master En-Suite 8'6" x 11'0" (2.61 x 3.36)

Bedroom Two 14'10" x 10'9" (4.53 x 3.29)

En Suite 4'11" x 8'7" (1.51 x 2.62)

Bedroom Three 10'0" x 10'0" (3.07 x 3.06)

Family Bathroom 6'6" x 11'10" (1.99 x 3.63)

Garage 9'8" x 19'3" (2.95 x 5.87)

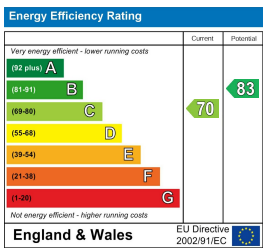
General Remarks and Stipulations

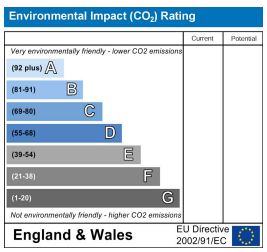
Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly 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.
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.
General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

Area Map

Floor Plans

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Retford Enterprise Centre Randall Way, Retford, Nottinghamshire, DN22 7GR
Tel: 01777 712611 Email: info@burginatkinson.co.uk