BURGIN ATKINSON
& C O M P A N Y

# Chapel Lodge 46, Main Street

Hayton, Retford, DN22 9LH

**Offers In The Region Of £725,000**

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EXCLUSIVE FIVE DOUBLE BEDROOM DETACHED HOME - NO ONWARD CHAIN - LOCATED IN A HIGHLY SOUGHT AFTER VILLAGE LOCATION - VESATILE LIVING SPACE TO THE GROUND FLOOR - EN-SUITE TO PRIMARY BEDROOM - LUXURY KITCHEN DINER - TRIPLE DETACHED GARAGE WITH ANEX ABOVE - AMPLE OFF STREET PARKING

**Description**
This stunning property is located in the lovely canal side village of Hayton, the quaint village hosts a Public House known as The Boat Inn. The neighbouring village, Clarborough offers local amenities including country pubs, playing field, a post office and well stocked Spar shop nearby. The property is located 4 miles North-east of the Market town of Retford. Retford has an abundance of amenities to offer, including shops, cafes, pubs, primary and secondary schools and the hospital. The towns railway station is on the mainline, offering fast journeys to London, Edinburgh, Leeds and Sheffield.

Internally, this property boasts a grand welcoming entrance hall which leads through into the exclusive kitchen diner. The kitchen diner is fitted with integral appliances including three built-in Miele ovens comprising a full size electric fan assisted oven, a steam oven with warming drawer and a further microwave oven with grill with a further warming drawer. The kitchen has a full-size integrated Siemens dishwasher, a Siemens five ring induction hob with extractor canopy over with the island forming a breakfast bar seating area. The dining part of the kitchen offers a fireplace housing a gas-fired stove sat on a tiled hearth with a stone mantle over. The kitchen has doors accessing the utility room, conservatory, pantry and an archway accessing the dining room. The living room is of a dual aspect and features an open fireplace with a multi fuel burner sitting on a granite hearth with a stone mantle over. Also to the ground floor you will find an additional reception room which is currently utilised as an office, offering a range of fitted furniture comprising a desk with storage drawers and cupboards as well as book shelving with a w/c next door.

To the first floor, you will find the primary bedroom which is of a dual aspect with an en suite shower room. The second and third double bedroom are also found on this floor with the main family bathroom. The four piece suite bathroom comprises a freestanding bath, oversized shower enclosure, a w/c and a wall-mounted oversized wash hand basin. The bathroom has tiling to full height to the area of shower and a feature tiled wall with storage and a mirrored niche. There is a matching floor covering with upstands, chrome ladder style towel radiator, ceiling mounted downlighters and a ceiling mounted extractor. The shower enclosure has an aqualisa electrically controlled mains fed shower within with a deluge shower head and further hand held shower attachment. Bedroom Four features two oversized Velux roof lights to rear aspect and a further stained glass circular window to the right aspect. Bedroom five has been converted into a spectacular walk in dressing room fitted with made to measure wardrobes, shelving, storage and downlights.

Externally, the rear garden features several seating areas, one immediately to the rear of the sun room and two further covered pagodas, one to the rear of the garden and one to the left side of the garden. A block paved pathway spans the width of the rear of the property and is separated from the garden by a wall with steps leading to the lower level lawn which is bordered by beds containing several varieties of plants, trees and shrubs. Further steps lead to a second section of the garden which is again boarded by beds with several varieties of mature tree and shrub. The rear garden is enclosed behind walling to left aspect and post and panel fencing to rear and right aspects. To the front of the property, you access the driveway by an eclectic gate which opens onto the block paved driveway, this driveway sweeps round to the double garage. The welcoming timber porch and delightful white picket fence creates an instant curb appeal and elevates the property from the road. The easy access steps and tiered front garden creates a symmetrical façade.

The double detached garage with Annexe above creates ideal, additional living space. The annexe offers an open space which could be used as a bedroom or office space with an en suite bath, hand wash basin and w/c.

Additionally, all the internal doors at the property have been replaced with wooden oak doors and the staircase has been fitted with oak balusters with a chandler above to provide a traditional yet clean appearance.

To book your viewing, give us a call today on 01777 712611.

**Living Room 25'11" x 12'1" (7.91 x 3.69 )**

**Kitchen Diner 12'8" x 23'4" (3.87 x 7.13)**

**Dining Room 11'1" x 18'1" (3.38 x 5.52)**

**Office 7'7" x 9'1" (2.32 x 2.78)**

**Sun Room 10'4" x 10'9" (3.17 x 3.28)**

**Conservatory 8'1" x 8'8" (2.47 x 2.65)**

**Utility Room 12'11" x 5'1" (3.96 x 1.57 )**

**W/C 4'5" x 6'6" (1.36 x 1.99)**

**Bedroom One 23'10" x 23'11" (7.27 x 7.29)**

**En-Suite 12'7" x 5'10" (3.84 x 1.79 )**

**Bedroom Two 11'0" x 18'0" (3.37 x 5.50)**

**Bedroom Three 12'10" x 12'9" (3.93 x 3.89 )**

**Bathroom 9'8" x 9'8" (2.97 x 2.97 )**

**Bedroom Four 18'9" x 11'11" (5.72 x 3.64 )**

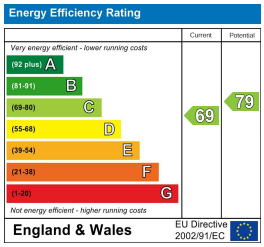
**Bedroom Five 18'8" x 18'0" (5.69 x 5.49)**

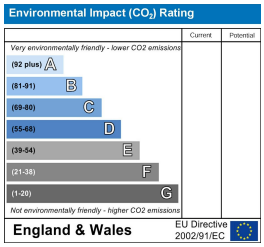
**General Remarks & Stipulations**
Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.
Services: Mains water, electricity and drainage are connected along with an 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.
Parking: On Street parking is available.
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

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