



# Laneham Street

Rampton, Retford, DN22 0JX

Offers in the region of £210,000



Ivy cottage, Laneham Street is a lovingly renovated cottage with a blend of period character and modern touches.

The interior is lavished with bespoke touches. Professional handmade furniture created throughout, which includes custom wardrobes, panelled walls and premium luxury kitchen. Storage is plentiful and maximises every inch. Curtains, blinds and soft furnishings also mirror the bespoke theme.

A versatile property, from first time buyers to retired people looking for low maintenance and comfort. This property is also an ideal opportunity for any potential buyers who are looking for a rental property or holiday let where everything is done.

Situated in the charming village of Rampton which benefits from delightful local pubs, riverside walks and plenty of countryside to explore nearby with sundown adventure land also close by. Rampton is also perfectly centred to surrounding towns and the historic city of Lincoln. Nothing is far away.



### Entrance Hall

The property is entered through the side facing upvc door into a contemporary hallway with a tiled floor, open side staircase, recess lighting and access to the ground floor cloak room, reception room and kitchen / diner.

### Reception Room 14'4" x 12'2" (4.39m x 3.71m)

The reception room has dual aspect windows to the front and rear. Sitting central is the fireplace set onto a York stone stepped hearth, 3kwh wood burner with brick surround and wooden mantle. Bespoke media cupboard, wall and two ceiling lights and radiator with TRV.

### Kitchen / Diner 14'4" x 12'2" (4.39m x 3.71m)

The kitchen has handcrafted bespoke cabinetry beneath quartz countertops with matching splashback. Built-in spaces for integrated appliances feature round the kitchen. There is a five-ring electric range with double oven and grill with extractor and a custom-built coffee station. An utility cupboard housing the oil central heating boiler. The units are highlighted with under cupboard lighting, recess lighting, ceiling beam, tiled floor, radiator with TRV and a side facing window.

### Cloak Room

The smallest room in the house still is a master piece of joinery with bespoke panel wall, crystal hand bowl in a vanity unit, concealed toilet, towel radiator with TRV, tiled floor and window

### Stairs & Landing

An elegant split landing with LVT flooring leading up the stairs with two storage cupboards above, wooden spindle staircase leading to the second floor and steps leading off both sides to the two double bedrooms. A chandelier hangs proudly lighting up the solid Oak doors.

### Bedroom One 14'7" x 12'2" (4.45m x 3.71m)

Stepping up to the left of the stairs is the master bedroom with a practical bespoke array of storage wardrobes, tapered shelves and TV station. Radiator with TRV, dual lighting of recess and ceiling light

### Bedroom Two 14'6" x 12'2" (4.42m x 3.71m)

A double bedroom with bespoke built in storage wardrobes and shelving either side of the chimney breast with centrally placed vanity unit. Dual lighting of recess and ceiling light, radiator with TRV and dual facing windows.

### Bathroom

Leading up off the split landing to the bathroom. Ceramic sink encased in a bespoke vanity unit, wood panelling concealing WC cistern and a keyhole shaped bath with an electric power shower over and glass screen. Click vinyl flooring, recess lighting and blue tooth speakers in the ceiling. A heated towel rail and obscure window.

### Outside

To the front there is a wrought iron gated entrance leading to the low maintenance gravel garden. There is a soft wood and Oak pergola with additional woodwork secluding the oil tank and shed. There is outside lighting and electrics.

### Additional Information

This property has had a full refurb with the walls insulated and foil boarded to the ground floor and a full rewire. All sockets and light switches are brushed chrome throughout, newly painted exterior walls and guttering's. A new oil boiler was fitted December 2025 (Worcester Greenstar Danesmoor 12/18 2022+. The list is endless. This property really must be viewed to appreciate the quality of workman ship.

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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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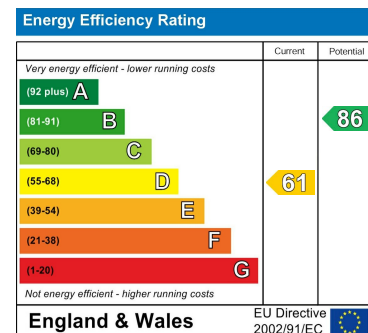
## Area Map



## Floor Plans



## Energy Efficiency Graph



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