



## Main Street

Grove, Retford, DN22 0RJ

£1,300 Per month



Lavender Cottage is located in the popular rural village of Grove which is on the outskirts of Retford and has a beautiful listed church, splendid views and countryside walks. The old historic market town offers a wealth of amenities including shops, restaurants and bars as well as several supermarkets with leisure and sports facilities. Primary school options are at nearby North Leverton, Rampton and Dunham as well as Bracken Lane. Secondary schools are well catered for within the town. There are private school options with both Ranby House, Wellow House and Worksop College.





Description

Lavender Cottage is a cosy cottage situated in the popular village of Grove and benefits from a generous driveway and single garage providing ample parking. The living room benefits from a log burning stove and is the perfect place to spend cosy winter nights by the fire with the family. The open plan dining kitchen again benefits from a wood burning stove and has space for a dining table to entertain friends and family along with doors leading to the garden room. The kitchen benefits from doors opening onto the patio and the garden room offers the perfect play room for kids.

Hallway

Entering into the hallway you are greeted by newly laid LVT flooring and a spindle staircase leading to the first floor with a carpet runner. To the foot of the stairs there is a storage cupboard and understairs storage.

Kitchen 16'2" x 6'10" (4.93m x 2.10m)

The kitchen has been extended and benefits from solid wood wall and base units with a built in double oven, four ring electric induction hob, double ceramic Belfast sink with wooden worktops. Recess lighting, slate tiled flooring and French doors leading out into the rear enclosed garden.

Kitchen / Diner 17'1" x 11'5" (5.21m x 3.48m)

With a continuation of solid wood base units and an additional Belfast sink with granite work tops, slate tiled floor, Sash window to the side. There is a centre feature of a wood burning stove and space for a generous size dining table for the family or to entertain. French doors leading into the conservatory.

Conservatory 10'11" x 10'7" (3.35m x 3.25m)

The conservatory was used as a play room so foam tiled flooring sits on top of the slate tiled floor, French doors leading out into the garden.

Stairs & Landing

With a spindle wood staircase, carpet runner leading to the first floor landing with a side facing window.

Bedroom One 11'5" x 10'11" (3.50m x 3.35m)

A double bedroom rear facing over looking the Countryside with carpet and two built in double wooden wardrobes either side of the chimney breast.

Bedroom Two 11'0" x 8'1" (3.37m x 2.48m)

A double bedroom front facing with carpet and built in double wardrobes either side of the chimney breast.

Bedroom Three 9'5" x 8'9" (2.88m x 2.67)

A front facing bedroom with a built in wooden cabin bed over the bulk head (can be removed) carpet and radiator.

Bathroom 7'4" x 5'1" (2.25m x 1.56m)

The bathroom comprises of a bath with shower over, hand basin and wc with part tiled walls.

Home Office / Workspace 9'10" x 9'10" (3.00m x 3.00m)

For those wanting to work from home this purpose built work unit can be what ever your needs; home office, treatment room, tattoo room, home work or games room the list could be endless ! With electric and lighting, water supply with patio doors over looking the fields.

Outside

To the front of the property there is a gravel driveway for many vehicles, leading to the garage. Side gate leading into the extensive enclosed garden with a large patio area leading out from the kitchen and conservatory, raised flower beds, pathway leading further down to a patio where the sun settles, extensive lawn and views over the fields. Out side water supply and electrics.

Garage

The garage has ample of power points including a 30 amp socket perfect for a welder or someone needing a workshop.

Additional Information

Oil central heating.

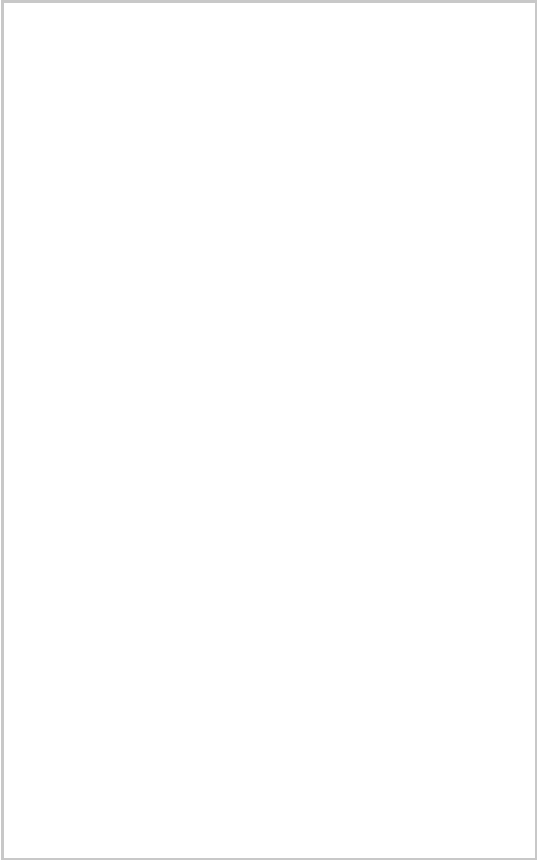
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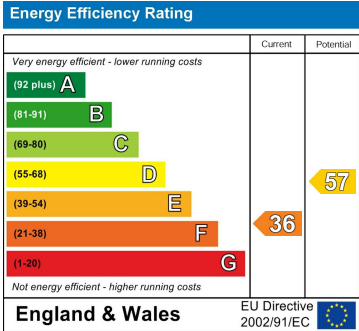
Area Map



Floor Plans



Energy Efficiency Graph



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