



## Laneham Street

Rampton, Retford, DN22 0JX

Offers over £220,000



Sympathetic Renovation - Nestled in the charming village of Rampton, Retford, this delightful house on Laneham Street offers a perfect blend of comfort and convenience.

The interior boasts a well-thought-out renovation, providing ample space for both relaxation and entertaining. Throughout the home, the cabinetry respects the quirks and character of the cottage with every panel, hinge, and drawer thoughtfully crafted to enhance the period feel while offering tailored functionality.

The kitchen is designed with functionality in mind, offering modern appliances and plenty of storage, making it a joy for any home cook. The bedrooms are generously sized, providing a peaceful sanctuary for rest and rejuvenation. The bathroom is well-appointed, featuring contemporary fixtures that add a touch of luxury to your daily routine. Outside, the property benefits from a low maintenance garden.

In summary, this house on Laneham Street is a wonderful opportunity for those seeking a comfortable and inviting home in a tranquil setting. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.



## Desription

A beautifully thoughtful full renovation clearly showing love and care into the detail of Ivy Cottage a two double bedroom semi detached cottage in the village of Rampton. The property briefly comprises of an entrance hall, reception room, kitchen / diner, ground floor cloak room, stairs and split landing leading to the first floor with two double bedrooms and a second floor to the bathroom. Off road gated parking with a low maintenance side garden with an out building.

## 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 4.39m x 3.71m

The reception room has dual aspect windows to the front and rear with blinds allowing the natural light to flood within, sitting central is the fire place set onto a York stone stepped hearth housing a 3kwh wood burner with exposed brick surround, locally sourced wooden mantle, bespoke media cupboard, wall and two ceiling lights and radiator with TRV.

## Kitchen / Diner 4.39m x 3.71m

The kitchen has handcrafted bespoke cabinetry in a soft tone sat beneath quartz countertops with matching splashback. Built-in spaces for integrated appliances feature round the kitchen, electric five ring electric range with double oven and grill with extractor, an utility cupboard housing the oil central heating boiler and bespoke coffee station and shelving making the most of every nook. The units are highlighted with under cupboard lighting, recess lighting, ceiling beam, tiled floor and a side facing window with blinds.

## 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, 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 in the master bedroom with a practical bespoke array of storage units with wardrobes, tapered shelves and TV station, carpet and dual lighting of recess and a ceiling light. There is cabling for surround sound.

## Bedroom Two 4.42m x 3.71m

A double bedroom with bespoke built in storage units either side of the chimney breast, one housing the hot water tank and vanity unit / TV station, , dual lighting of recess and centre light side facing window with blinds..

## Bathroom

Leading up off the split landing to the bathroom which combines period elegance with practicality with a ceramic sink encased in a vanity unit bespoke made to echo the age of the cottage while housing modern concealed plumbing with grace, comprises of a bath with an electric power shower over and glass screen, wc, click vinyl flooring, recess lighting and blue tooth speakers in the ceiling to soak and relax to calming tones. A heated towel rail and obscure window with Roman blinds.

## Outside

To the front there is a wrought iron gated entrance allowing for off road parking leading to the low maintenance gravel garden with a soft wood and Oak pergola over with additional wood work secluding the oil tank and shed. There is outside lighting and electrics and an ornamental dwarf spruce tree located in the corner.

## 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. The list is endless. This property really must be viewed to appreciate the quality of workman ship.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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