



Church Lane, Gamston Retford DN22 0QA

welcome to

Church Lane, Gamston Retford

This is a superbly appointed three bedroom detached period cottage which has been restored to showcase many traditional features along with the convenience of modern additions. This lovely home which is offered with NO UPWARD CHAIN is positioned in the quaint Hamlet of Gamston



Entrance Hall

A stained glass double glazed front door leads to the entrance hall with mosaic tiled flooring and understairs storage.

Kitchen

Fitted with a range of modern wall and base units with an undermounted sink and drainer and worksurfaces. Integrated electric oven and under unit fridge, spotlights to the ceiling and a double glazed sash window to the rear.

Dining Room

Multi fuel burner, decorative coving, LTV flooring, vertical central heating radiator and a double glazed sash window to the front.

Sitting Room

Dibble glazed sash window to the front, decorative coving, central heating radiator and wooden flooring.

Utility Room

Double glazed sash window to the rear, Belfast sink, space for a fridge freezer, tiled flooring and a central heating radiator.

Cloakroom

Fitted with a wash hand basin and w.c. Plumbing for a washing machine, central heating radiator and a double glazed window to the side.

Sun Room

Glass roof, fitted blinds, central heating radiator and flag stone flooring.

First Floor Landing

Central heating radiator and a double glazed sash window with integrated shutters.

Bedroom One

Decorative fireplace, vertical central heating radiator and a double glazed sash window to the front.

En Suite

Freestanding bath, wash hand basin and a w.c. Spotlights to the ceiling, heated towel rail, solid wood flooring and a double glazed sash window with integrated shutters.

Bedroom Two

Double glazed sash window to the front, solid wood flooring, central heating radiator and a decorative fireplace.

Jack And Jill En Suite

Walk in shower cubicle, slimline wash hand basin set into a vanity and a w.c. Spotlights to the ceiling and a heated towel rail.

Bedroom Three

Double glazed sash window to the rear and a central heating radiator.

Exterior

The beautiful mature lawned country style gardens showcase an abundance of mature plants and shrubs, a patio and box hedge. There is also a brick built potting shed and a garden store.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Church Lane, Gamston Retford

- Offered with No Upward Chain
- Beautifully appointed detached cottage
- Surrounded by tranquil countryside gardens and accessed via a private lane
- Many original period features plus modern conveniences
- Sought after semi-rural village location

Tenure: Freehold EPC Rating: E

Council Tax Band: E

Awaiting Photograph

£500,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
RFD110737 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



williamhbrown.co.uk