



BRAND END COTTAGE, 29 RECTORY LANE, GAMSTON  
£425,000

**BROWN & CO**

## BRAND END COTTAGE, 29 RECTORY LANE, GAMSTON, RETFORD, DN22 0QD

### DESCRIPTION

A delightful and charming detached cottage in this small and favoured village. The property provides the features one would expect with exposed ceiling timbers, open fireplaces and log burner yet with the modern twist of a refitted shaker style kitchen and family bathroom. The property provides a detached double garage, ample parking and attractive gardens to the front, side and rear. Benefits include three double bedrooms, a split level kitchen breakfast room as well as a separate dining room and sitting room. Viewing is strongly advised.

### LOCATION

Gamston is particularly well situated for the areas excellent transport links. The A1 is within a few minutes' drive which leads to the wider motorway network. Both Retford to the north and Newark to the south have direct rail services into London's Kings Cross (from Retford approx. 1 hour 30 minutes). Air travel is convenient via international airports of Nottingham East Midlands. Leisure amenities and educational facilities (both state and independent) are well catered for, with a good local infant/junior school in the village. For those wishing to enjoy the outdoor life there are numerous facilities in the area including the National Trust's Clumber Park and the Dukeries area in general including Sherwood Pines. Gamston also boasts an attractive church within walking distance.

### DIRECTIONS

[what3words.com/bookshelf.angers.pheasants](http://what3words.com/bookshelf.angers.pheasants)

### ACCOMMODATION

Wood panelled door with Sussex style latch into

**ENTRANCE PORCH** with ceramic tiled flooring, stained wood moulded skirtings, recessed lighting and door to

**SHOWER ROOM** with two rear aspect obscure double glazed windows, tile enclosed shower cubicle with glazed screen, mains fed shower and handheld attachment, low level wc, wall mounted

hand basin. Part tiled walls, ceramic tiled flooring, wood moulded skirtings, recessed lighting and extractor.

### KITCHEN BREAKFAST ROOM

**Breakfast Room 12'7" x 10'2" (3.87m x 3.12m)** dual aspect windows, one being an oriel bay double glazed window to the side, vaulted ceiling with exposed ceiling timbers, ceramic tiled flooring, wood moulded skirtings, cupboard housing oil fired central heating boiler, steps down to

**Kitchen 13'7" x 8'5" (4.18m x 2.58m)** triple aspect double glazed windows to front, side and rear. A good range of recently fitted cream coloured shaker style units with a range of base and wall mounted cupboards, 1 ¼ enamel sink drainer unit with mixer tap, integrated dishwasher below, built in Zanussi electric oven with AEG four ring hob and extractor above. Built in microwave. Ample working surfaces, space for upright fridge freezer, ceramic tiled flooring, part tiled walls, recessed lighting, wood moulded skirtings.



**DINING ROOM 15'2" x 13'8" (4.63m x 4.20m)** rear and side aspect double glazed windows, the side being an oriel bay. Feature fitted log burner on raised tiled hearth, wood moulded skirtings, exposed ceiling timbers, wall light points, TV and telephone points. Door to under stairs storage cupboard. Wood effect flooring. Double small paned glazed doors to utility cupboard with space and plumbing for washing machine and one further appliance.



**SITTING ROOM 27'0" x 14'5" (8.27m x 4.41m)** side aspect double glazed oriel bay window and double glazed French doors into the garden. Floor to ceiling rustic brick fireplace with fitted log burner and storage cupboards to the side on raised stone hearth and dark wood bressummer. To the other end of the room is a brick built open fireplace with wooden mantle with stone hearth, exposed ceiling timbers, moulded skirtings, TV and telephone points. Door with stairs to



**GALLERY STYLE FIRST FLOOR LANDING** moulded skirtings, side aspect double glazed window, exposed beams. Wall light points, panelled wooden doors with Sussex style latches to

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**BEDROOM ONE 14'3" x 12'4" (4.35m x 3.79m)** double glazed window with views to the garden. TV aerial point, exposed ceiling timbers. Recessed lighting, TV aerial lead.



**BEDROOM TWO 13'9" x 8'7" (4.23m x 2.65m)** measured to front of full width range of built in wardrobes with ample hanging and shelving space, double glazed window with views to the garden. Wood moulded skirtings, exposed ceiling timbers, recessed lighting.



**BEDROOM THREE 12'8" x 9'9" (3.91m x 3.02m)** measured to front of range of built in wardrobes with hanging and storage space. Side aspect double glazed window. Built in airing cupboard with

factory lagged hot water cylinder, fitted immersion and shelving. Wood moulded skirtings, recessed lighting. Access to roof void.



**FAMILY BATHROOM 10'6" x 7'4" (3.24m x 2.25m)** rear aspect obscure double glazed window. Three piece white suite with panel enclosed bath, electric Mira shower with handheld attachment. Pedestal hand basin with mixer taps, low level wc, part tiled walls, exposed ceiling timbers, recessed lighting, moulded wood skirtings.



## OUTSIDE

Brand End Cottage is accessed from Rectory Lane via a five bar wooden gate giving access to the paved and grassed driveway providing parking for several vehicles leading to a concrete sectional **DETACHED DOUBLE GARAGE** with metal up and over door, power and lighting. The driveway has shrub and flower

borders. The front garden is screened by hedging and has a good area of sculptured lawn, dwarf curved brick wall surround with established shrub and flower borders. Paved patio on two levels.

The rear garden is hedged to all sides and is of a good size, full width paved patio with external lighting and water supply. Dwarf curved brick wall and step up to the garden which is mainly lawned and is sculptured. A good selection of established shrub, flower beds and borders. To the rear of the plot is a brick built outbuilding. Please note that the gardens provide a good deal of privacy throughout.

## 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 E.

Services: Please note we have not tested the services or any of the equipment 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.

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.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

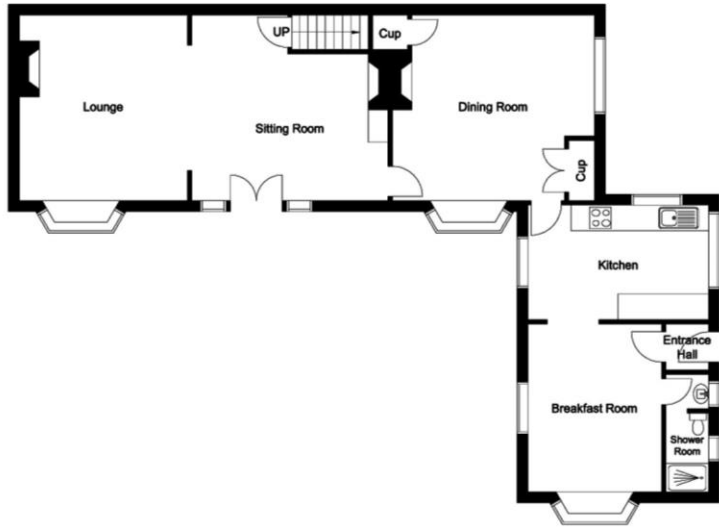
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in February 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales			
EU Directive 2002/91/EC			

Ground Floor



First Floor



### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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