



25 RECTORS GATE, RETFORD
£245,000

BROWN & CO

25 RECTORS GATE, RETFORD, NOTTINGHAMSHIRE, DN22 7TX

DESCRIPTION

A nicely proportioned and presented four bedroom detached town house in this favoured residential development on the edge of Retford town centre overlooking the central green. The property has a good sized refitted kitchen breakfast room on the ground floor as well as a snug or home office. The lounge is on the first floor providing views to the open green as well and there are en suite facilities to the master bedroom. The garden is of decent size and there is a garage to the rear of the property accessed by the side drive.

LOCATION

Rectors Gate is within comfortable walking distance of Retford town centre which is an attractive Georgian market town ideally located for accessing the areas excellent transport links. The A1 lies to the west from which the wider motorway network is available. There is a direct rail service into London Kings Cross (approx. 1 hour 30 minutes). Air travel is feasible via international airport of Nottingham East Midlands. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

[what3words:///trail.resist.grass](https://www.what3words.com/trail.resist.grass)

ACCOMMODATION

OPEN PORCH with half glazed door to

ENTRANCE HALL wood effect oak coloured flooring, turning staircase to first floor landing with small under stairs storage.

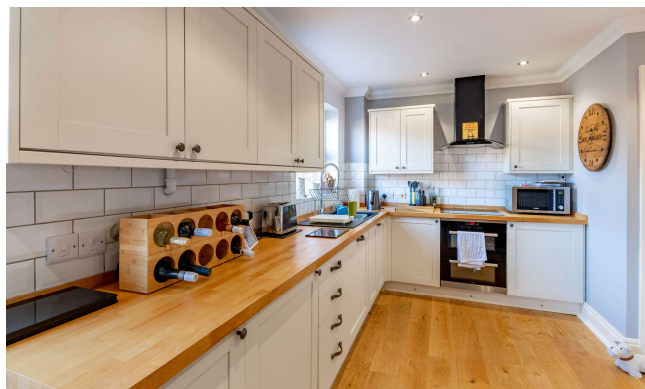
CLOAKROOM side aspect obscure double glazed window, white low level wc, wall mounted hand basin, part tiled walls, wood effect oak coloured flooring.

KITCHEN DINING ROOM 20'1" x 10'9" widening to 13'2" (6.10m x 3.27m widening to 4.00m)

Dining Area two double glazed windows and half glazed door to the garden. Wood effect oak coloured flooring. TV and telephone points, recessed lighting.



Kitchen Area rear aspect double glazed window. A good range of cream coloured shaker style base and wall mounted cupboard and drawer units, single sink drainer unit with mixer tap, integrated dishwasher and integrated washer dryer. Built in electric oven, four ring induction hob with extractor canopy over. Ample wood effect working surfaces with matching upstands, part tiled walls, cupboard housing wall mounted gas fired central heating boiler, recessed lighting, built in shelved cupboard. Space for American style fridge.



SNUG/HOME OFFICE 12'4" x 9'3" (3.77m x 2.82m) front aspect double glazed window with views to the garden and central green. TV aerial lead, dado rail.

FIRST FLOOR

LANDING with eyeball lighting. Additional stairs to second floor.

LOUNGE 20'1" x 10'8" (6.10m x 3.24m) front aspect double glazed window, double glazed French doors with Juliet balcony, dado rail, TV and telephone points. Small recess fireplace with tiled hearth.



BEDROOM THREE 10'11" x 10'11" (3.33m x 3.33m) rear aspect double glazed window, TV aerial lead.

FAMILY BATHROOM rear aspect obscure double glazed window. Refitted with three piece white suite comprising P-shaped bath with contemporary mixer tap and shower attachment, glazed screen, vanity unit with glass hand basin with soft close drawers below and mixer tap, low level wc with concealed cistern. Ceramic tiled flooring, tiled walls, extractor, recessed lighting, chrome towel radiator. Wall mounted medicine cupboard with mirror fronted doors.

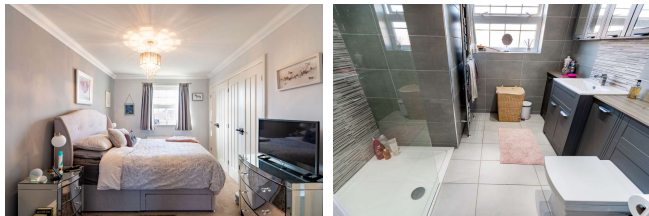
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SECOND FLOOR

LANDING rear aspect double glazed window with views to garden, access to roof void, built in airing cupboard with factory lagged hot water cylinder, fitted immersion and shelving.

BEDROOM TWO 14'9" x 9'1" (4.51m x 2.76m) front aspect double glazed window. Two built in double wardrobes with hanging and shelving space, TV and telephone points. Door to



REFITTED EN SUITE SHOWER ROOM rear aspect obscure double glazed window, walk in shower cubicle with glazed screen, mains fed shower with handheld attachment and raindrop shower head. Vanity unit with inset sink, low level wc with concealed cistern. A range of dove grey cupboards with display shelving, ceramic tiled floor, tiled walls, extractor, recessed lighting. A good range of fitted medicine cabinets with mirror fronted doors, chrome towel rail radiator.

BEDROOM THREE 11'2" x 8'8" (3.39m x 2.63m) front aspect double glazed window with views to the garden and central green.



BEDROOM FOUR 7'9" x 7'5" (2.35m x 2.26m) rear aspect double glazed window with views to the garden and distant views to the countryside. Built in double wardrobe with hanging and shelving space.

OUTSIDE

The front garden is shielded by waste height hedge and path to front door. The garden is mainly lawned with shared block paved drive giving access to the rear of the property which leads to the **SINGLE GARAGE** with up and over door.

The rear garden is fenced to all sides with an irregular shaped paved patio with brick edging, external water supply and lighting. A good area of sculptured lawn, curved path to the rear of the plot giving access to the rear garage and parking to the front. Established shrub and flower borders. Additional paved patio to the rear of the plot which could house a timber shed.

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	

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 D.

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.

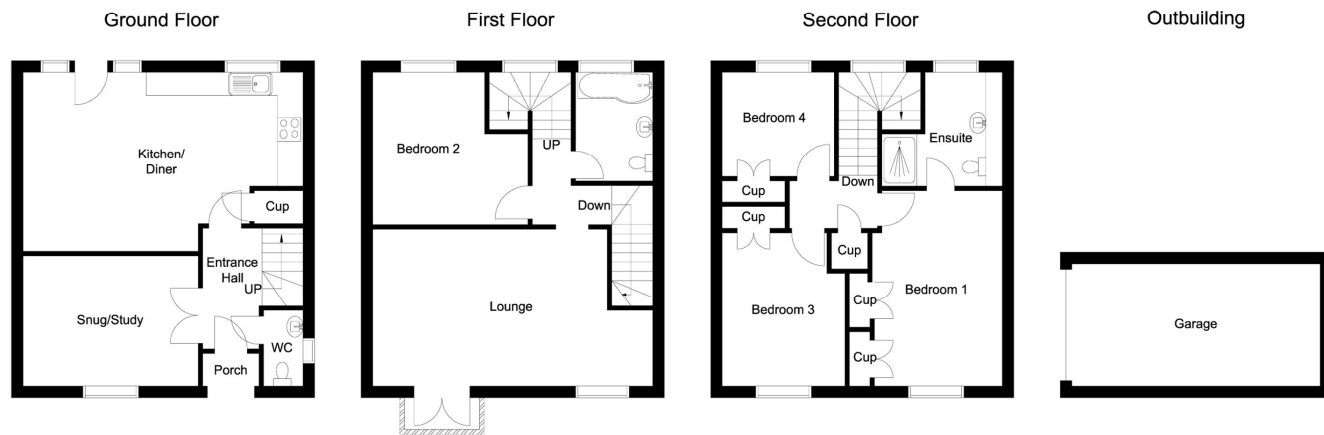
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.



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 CP Property Services @2023



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