



MIDDLE BROOK, GAMSTON
£450,000

BROWN & CO

MIDDLE BROOK, CHURCH LANE, GAMSTON, RETFORD, NOTTINGHAMSHIRE, DN22 0QB

DESCRIPTION

Highly versatile, the property allows flexible living in a number of different ways and perhaps also lends itself to reconfiguration, alteration and extension, subject all statutory consent and approvals.

Living space is distributed over two floors and is particularly bright with large picture windows capturing views over the gardens and beyond. The gardens are in a wraparound style to be enjoyed by all the family and include ample parking and maneuvering, together with attached garage and outdoor swimming pool (in need of renovation).

Accommodation commences with a sizeable reception hall from which the staircases ascends to the first floor. The principal reception room of lounge lies to the rear and has an adjacent porch opening to the rear garden; lying adjacent is a further living/dining room, again with garden access. This adjoins the front facing breakfast kitchen having a utility room to the side.

At ground floor level, there are 2 bedrooms and the house bathroom. Whilst at the first floor there are two bedrooms including the master suite which has a generous en suite shower room and good landing featuring a useful box room.

LOCATION

Secluded position, close to former St Peter's Church with south facing rear aspect over adjacent countryside.

Local primary school and excellent transport network, A1 a few minutes' drive leading to motorways. Both Retford to the north and Newark to the south have direct rail services into London Kings Cross (from Retford, approx. 1 hour 30 minutes). Wealth of leisure amenities and educational facilities, (both state and independent). Ideal for those enjoying an outdoor life with numerous facilities in the area, including the National Trust's Clumber Park and Dukeries area in general, including Sherwood Pines.

DIRECTIONS

what3words///wing.reduction.basher

ACCOMMODATION

ENTRANCE PORCH

RECEPTION HALL 13'0" x 8'7" (3.95m x 2.62m) staircase, storage cupboard, radiator.

LOUNGE 18'3" x 21'0" to 13'0" (5.55m x 6.24m to 3.95m) substantial brick fireplace with multifuel stove with back boiler supporting heating, garden views.



LIVING DINING ROOM 18'5" x 18'5" (5.62m x 5.62m) L-shaped maximum dimensions quoted, garden access, radiators.



REAR PORCH

BREAKFAST KITCHEN 14'8" x 10'9" (4.48m x 3.29m) light oak style with blue granite effect working surfaces, double oven, halogen hob, extractor, double sink unit, breakfast bar, radiator.



UTILITY 9'4" x 7'8" (2.86m x 2.34m) modern shaker style units, radiator.

SIDE PORCH door to Garage, boiler cupboard with oil central heating boiler.

BEDROOM THREE 13'4" x 12'9" (4.07m x 3.88m) radiator.

BEDROOM FOUR 13'0" x 10'8" (3.95m x 3.25m) measured to front of inbuilt wardrobes, radiator.



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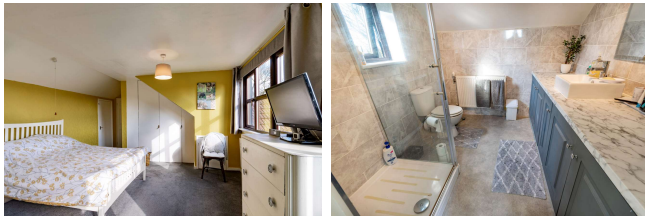
BATHROOM White suite of panelled bath with bath shower mixer taps, vanity basin, WC, linen cupboards, fully tiled walls, radiator.



FIRST FLOOR LANDING with walk in airing cupboard, eaves access.

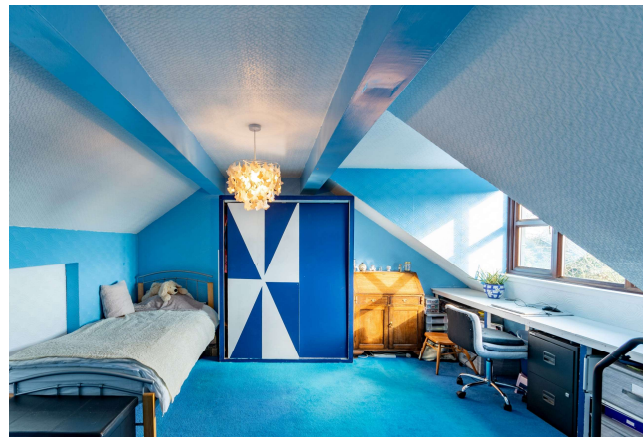
BOX ROOM

BEDROOM ONE 19'6" x 13'3" (5.95m x 4.04m) maximum dimensions, including en suite, fabulous rural views, storage, radiators, off to



EN SUITE SHOWER ROOM contemporary, generous square shower enclosure, range of vanity units with surface mounted basin, WC, fully tiled walls, radiator.

BEDROOM TWO 13'8" x 12'9" (4.17m x 3.88m) sloping ceiling reducing head height, eaves access, storage, fabulous rural views, radiator.



OUTSIDE

Good rural plot adjoining fields.

ATTACHED GARAGE 19'8" x 14'0" (6.00m x 4.26m) minimum dimensions excluding recess and integral WC. Electric roller door light and power, personal door to Side Porch.

Main garden to the south with lawn, copper beech hedging and amenity area.

Outdoor swimming pool - in need of refurbishment.

Good circulation to either side of the property and second driveway.

Summerhouse, greenhouse and timber garden store.

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.

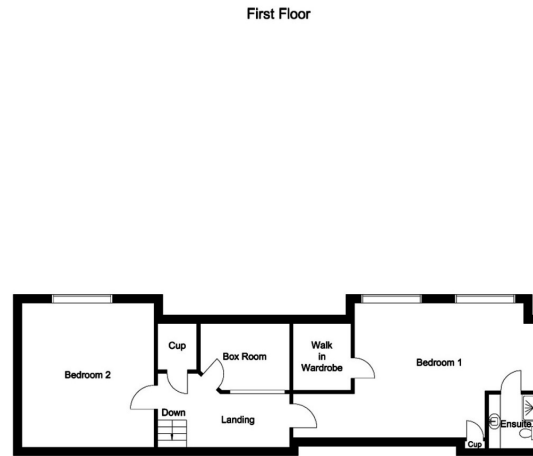
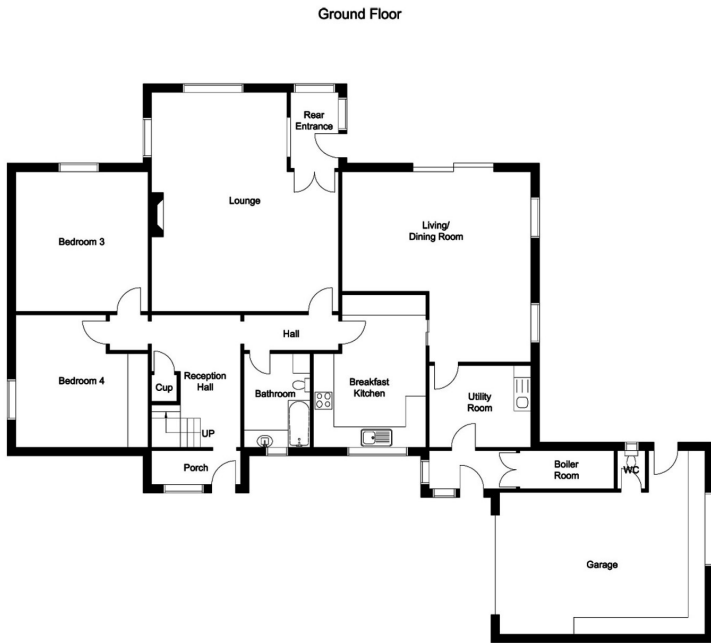
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 April 2023.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 



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No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2023

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