



30 RECTORY LANE, GAMSTON  
£250,000

**BROWN & CO**



## 30 RECTORY LANE, GAMSTON, RETFORD, DN22 0QD

### DESCRIPTION

Delightful three bedroom detached cottage well worthy of further enhancement, offering potential to create a lovely home of character in this highly regarded Conservation village.

The property includes cottage attributes of exposed beams and a cottage garden set behind picket fencing with UPVC double glazed garden room.

Accommodation includes two separate reception rooms at ground floor together with kitchen and porches; the bathroom is located at the ground floor too.

Three bedrooms are provided at first floor level.

The external grounds include an attached garage/store, brick outbuildings and a gated driveway.

Oil fired central heating is installed.

### LOCATION

The property is situated on Rectory Lane in this favoured conservation village. The River Idle flows through the village and there is a local primary school.

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 Nottingham East Midlands.

Leisure amenities and educational facilities (both state and independent) are well catered for. For those wishing to enjoy the outdoor life there are numerous facilities in the area including the National Trusts Clumber Park and the Dukeries area in general including Sherwood Pines.

### DIRECTIONS

What3words:///rewriting.sand.decisive

### ACCOMMODATION

#### ENTRANCE PORCH

**DINING ROOM 14'7" x 12'6" (4.45m x 3.82m)** measured to rear of chimney breast, staircase, front aspect.



**SITTING ROOM 14'7" x 12'0" (4.45m x 3.63m)** front aspect, beamed accent, fireplace.



**KITCHEN 14'7" x 8'3" (4.45m x 2.50m)** dual aspect, beamed ceiling, tiled splashbacks, plumbing for washing machine.



#### SIDE ENTRANCE PORCH

**BATHROOM 11'10" x 7'10" (3.62m x 2.38m)** panelled bath, separate shower enclosure, pedestal basin, WC, part tiled.



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FIRST FLOOR

LANDING

BEDROOM ONE 15'0" x 9'2" (4.56m x 2.80m) measured to rear of chimney breast and including bulkhead, dual aspect.



BEDROOM TWO 14'9" x 8'0" (4.50m x 2.45m) measured to rear of chimney breast, airing cupboard, front aspect, WC and basin.



BEDROOM THREE 11'10" x 11'3" (3.62m x 3.44m) measured to rear of in built wardrobes, front aspect.



OUTSIDE

Lovely cottage garden set behind picket fencing, lawn, flower and shrub borders, brick patio, privet box hedging and gated driveway.

ATTACHED GARAGE/STORE  
UPVC double glazed GARDEN ROOM.  
Brick and pantile OUTBUILDING.  
Further brick pantile OUTBUILDING.



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.

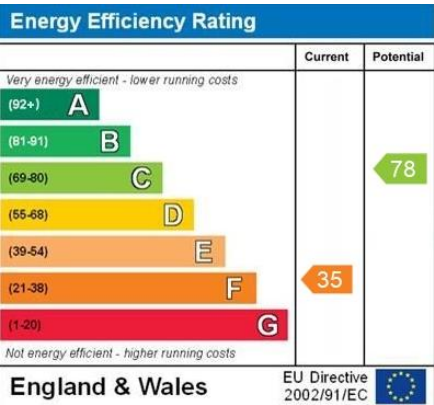
Viewing: Please contact the Retford office on 01777 709112.

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 January 2025.

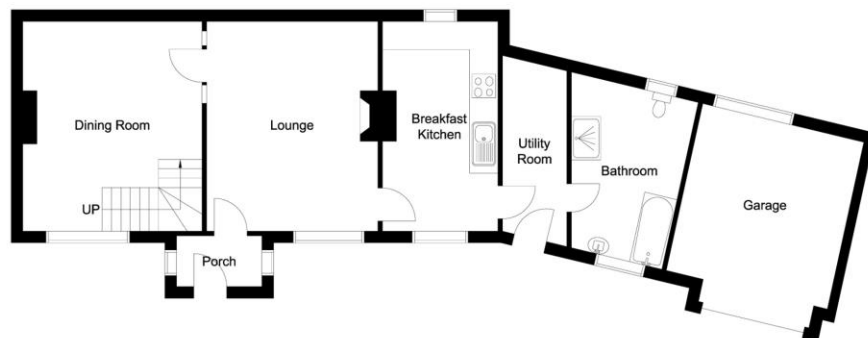




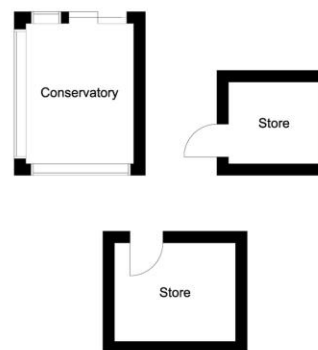
First Floor



Ground Floor



Outbuildings



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.  
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.  
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