



12 RECTORS GATE, RETFORD
£270,000

BROWN & CO

12 RECTORS GATE, RETFORD, DN22 7TX

DESCRIPTION

An immaculately presented three storey, four bedroom end of terraced family home situated on this ever popular modern development which is close to the town centre and all amenities. The property has undergone a major refurbishment and modernisation programme by the current owner and delivers a beautifully presented home. The first floor lounge with Juliet balcony overlooks the central green and there are en suite facilities to the master bedroom as well as an enclosed garden and single garage.

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///agends.rounds.gazed

ACCOMMODATION

Three quarter glazed composite door into good sized

ENTRANCE HALL with stairs to first floor landing. Telephone point. Built-in double cupboard with ample hanging and shelving.

CLOAKROOM side aspect obscure double glazed window. White suite with low level wc and concealed cistern. Vanity unit with rectangular sink, mixer tap and cupboards below. Vinyl flooring, part tiled walls. Anthracite towel rail radiator.

KITCHEN BREAKFAST ROOM 15'2" x 14'8" (4.73m x 4.50m) rear aspect double glazed bay window and matching single door into

the garden and additional single glazed window overlooking the garden. An extensive range of cashmere coloured base and wall mounted cupboard and drawer units. Inset stainless steel 1 ¼ sink with mixer tap. Integrated dishwasher, washer dryer and fridge freezer. Bosch electric oven and grill. Ample quartz working surfaces with matching upstand. Bosch induction four ring hob with extractor above and Perspex splashback. Warm air low level heating. Moulded skirtings, TV point, recessed lighting, door to under stairs storage cupboard with shelving and ceramic tiled flooring to match. Wall cupboard housing the wall mounted gas fired central heating boiler. Modern contemporary radiator.



DINING ROOM 11'8" x 8'10" (3.61m x 2.74m) dual aspect double glazed windows.

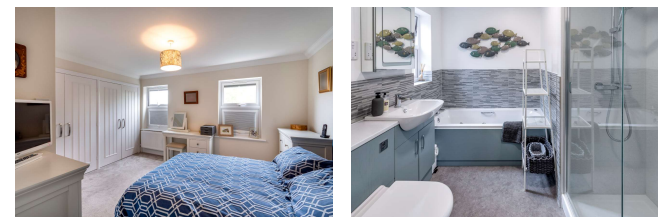


FIRST FLOOR GALLERY STYLE LANDING built-in airing cupboard with Santon Premier unvented hot water system and slatted shelving. Additional staircase to second floor.

LOUNGE 14'8" x 11'8" (4.51m x 3.61m) dual aspect double glazed windows. Front aspect anthracite coloured French doors with Juliet balcony and railings overlooking the central green. Corner fitted rustic brick fireplace with raised tiled hearth. TV point.



BEDROOM ONE 12'8" x 10'10" (3.90m x 3.34m) measured to front of full length range of built-in double wardrobes with ample hanging and shelving space. Two rear aspect double glazed windows and fitted blinds. TV lead. Door to



REFITTED EN SUITE BATHROOM side aspect obscure double glazed window. Four piece white suite comprising panel enclosed Spa bath with contemporary mixer tap. Vanity unit with low level wc and concealed cistern. Inset sink with mixer tap and cupboards below. Large walk-in shower cubicle with glazed screen, aqua board surround and mains fed shower with handheld attachment and

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raindrop shower head. Recessed lighting, extractor, part tiled walls, shaver socket. Towel rail radiator and wall mounted cupboard with touch light door, display shelving and vinyl flooring.

SECOND FLOOR GALLERY STYLE LANDING access to roof void.

BEDROOM TWO 14'9" x 11'9" (4.54m x 3.64m) front aspect double glazed window with views to the central green. A good range of floor to ceiling built-in wardrobes with ample hanging and shelving space. Additional built-in cupboard. Matching dressing table unit with chest of drawers and display.



BEDROOM THREE 12'8" x 7'9" (3.91m x 2.42m) rear aspect double glazed window with views to the rear garden. Built-in double wardrobe with ample hanging and shelving, matching bedside cabinets and additional cupboard.



BEDROOM FOUR 9'3" x 6'6" (2.84m x 2.01m) rear aspect double glazed window with views to the rear garden.

FAMILY BATHROOM side aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath, handheld mixer tap/shower attachment. White low level wc with concealed cistern. Vanity unit with inset sink, mixer tap and cupboard below. Separate shower cubicle with aqua board surround, glazes screen and mains fed shower. Single cupboard with shelving, vinyl flooring, part tiled walls, shaver socket, extractor. Towel rail radiator.



OUTSIDE

The front garden is screened by high box hedging, paved pathway to the rear and small area of lawn. Access to the side which has a pebbled garden area and gate leading into the rear garden.

The rear garden is mainly fenced with a good sized irregular shaped full width patio, external lighting and water supply. Astro turf lawn with established shrub, flower beds and borders. Good established shrubs.

SINGLE GARAGE with up and over door and security lighting.

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 C.

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.

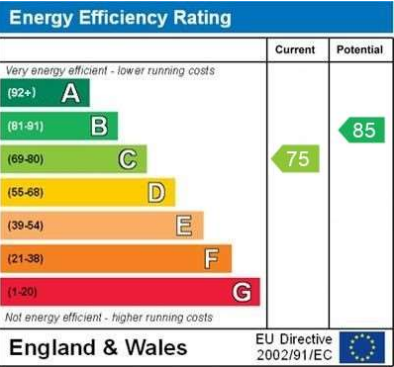
Viewing: Please contact the Retford office on 01777 709112.

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These particulars were prepared in April 2025.





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