



12 RECTORS GATE, RETFORD
£270,000

BROWN & CO

12 RECTOR'S 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 1/4 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.

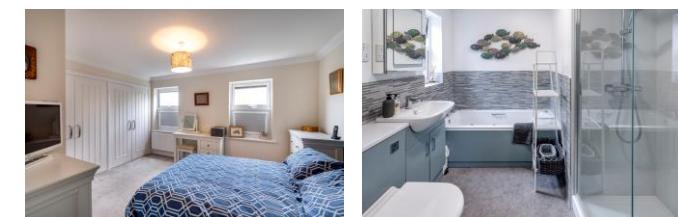


FIRST FLOOR GALLERY STYLE LANDING built-in airing cupboard with Santon Premier unvented hot water system and slatted shelving. Additional staircase to second floor.

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

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. £190.00 pr annum service charge covering communal gardens, walks ways

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.

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 2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	75
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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 others 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 or 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.