



25 RECTORS GATE, RETFORD
£285,000

BROWN & CO

25 RECTORS GATE, RETFORD, NOTTINGHAMSHIRE, DN22 7TX

DESCRIPTION

An immaculately and very well presented Georgian style family home which has been lovingly cared for by the current owners and is a testament to their style and design. The property is set over three floors and provides versatile accommodation with a ground floor fifth bedroom or playroom from the hallway as well as a modern fitted kitchen dining room leading into the landscaped rear garden. There is a good sized first floor lounge with views to the open green to the front. There are en suite facilities to the master bedroom as well as a well appointed family bathroom.

The property was built by the local reputable housing developer, Ablehomes and is set on this modern and popular development close to the town centre and local amenities on nearby Hallcroft Road and with Morrisons superstore within comfortable walking distance.

Externally there is a single garage with space in front, Georgian style double glazed top and bottom opening windows and doors were refitted in 2024, along with new carpeting. Viewing is strongly recommended.

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

Part glazed composite door into

ENTRANCE HALL oak coloured laminate flooring, moulded skirting, turning staircase to first floor landing with small under stairs space.

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

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

Dining Area part wood panelled walls, recessed lighting, half glazed UPVC door leading into the garden and matching side double glazed windows.



Kitchen Area double glazed window overlooking the garden. An extensive range of white coloured shaker style base and wall mounted cupboard and drawer units, single sink drainer unit with mixer tap, integrated dishwasher and washer dryer. Fitted double electric oven/grill with four ring halogen hob and extractor canopy above. Ample solid wood working surfaces with matching upstands, underlighting to the wall cupboards, part tiled walls, recessed lighting. Bi-fold door to pantry with a range of shelving.



PLAYROOM/BEDROOM 5 12'4" x 9'3" (3.77m x 2.82m) front aspect double glazed window with views to the front garden and central green. Polished cherry coloured wood effect laminate flooring. Moulded skirtings, half panelled walls, TV point. Also ideal as a snug.

FIRST FLOOR LANDING moulded skirtings. Eyeball downlighting. Additional stairs to second floor landing with rear aspect arch window and bottom opener.

LOUNGE 20'1" x 10'8" (6.10m x 3.24m) front aspect double glazed window and front aspect double glazed French doors with Juliet balcony and coloured painted railings. Recessed fireplace with raised quarry tiled hearth and wooden bressummer above. Telephone and TV points, half wood panelled walls.



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BEDROOM TWO 10'11" x 10'11" (3.33m x 3.33m) rear aspect double glazed window with views to the garden, telephone point.

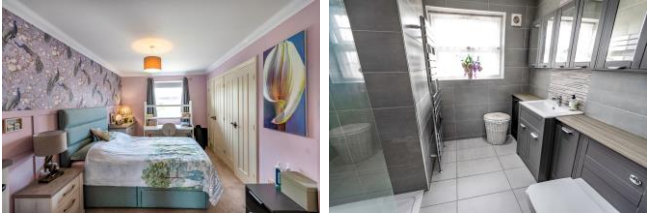


FAMILY BATHROOM rear aspect obscure double glazed window. Three piece white suite comprising square P-shaped bath with handheld mixer tap/shower attachment. Vanity unit with inset sink, mixer tap and soft close drawers below. White low level wc with concealed cistern. Chrome towel rail radiator, ceramic tiled flooring, tiled walls. Recessed lighting and extractor.



SECOND FLOOR LANDING access to roof void by way of a ladder and is partially boarded. Airing cupboard with factory lagged hot water cylinder, fitted immersion and shelving.

BEDROOM ONE 14'9" x 9'1" (4.51m x 2.76m) front aspect double glazed window with views to the garden and the central green. Part wood panelled walls, two built-in double wardrobes with ample hanging and shelving space. Moulded skirtings, door to



EN SUITE SHOWER ROOM rear aspect obscure double glazed window. Contemporary fitments with good sized walk-in shower cubicle with glazed screen. Mains fed shower with handheld attachment and raindrop shower head. Vanity unit with inset sink and contemporary mixer taps. A range of grey cupboards below with working surface above, low level wc in white with concealed cistern. Ceramic tiled flooring, tiled walls, recessed lighting, extractor fan and 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 the central green. Built-in double wardrobe with hanging and shelving space. Moulded skirtings.



BEDROOM FOUR 7'9" x 7'5" (2.35m x 2.26m) rear aspect double glazed window with views to the garden, part wood panelled walls, double wardrobe with hanging and shelving space, moulded skirtings.

OUTSIDE

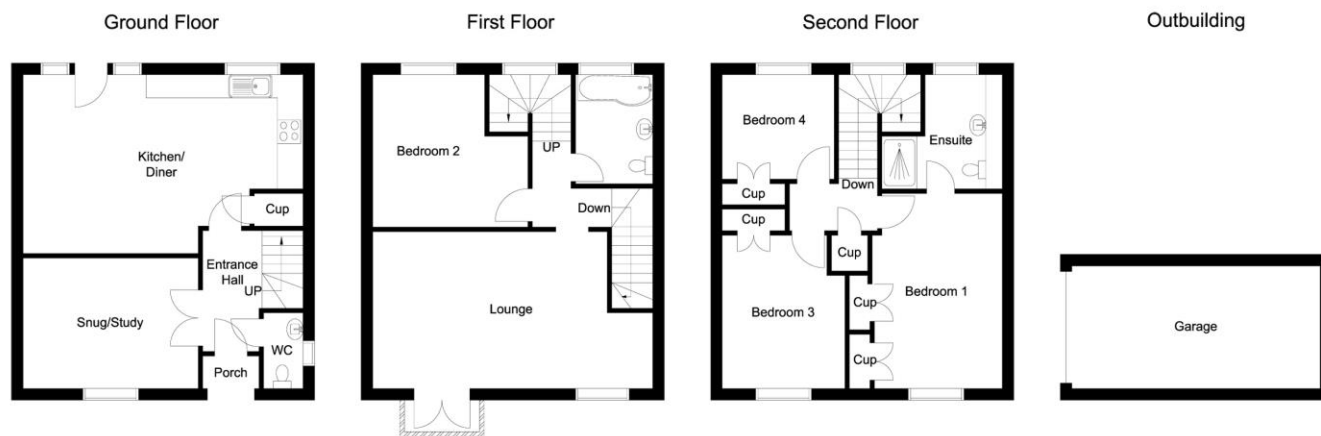
The front garden is hedged to side and front, there is newly planted hedging to one side. The main garden is predominantly lawned with a couple of young trees and shrubs. Path leading to the front door. Access from the main part of Rectors Gate between numbers 23 and 21 which gives you access to the rear of the property leading to brick built **SINGLE GARAGE** with pitched roof, up and over door and security lighting and two tandem parking spaces in front.

The rear garden is fenced to all sides with a good sized full width irregular shaped paved patio with brick edging, external water supply and lighting. The property has been landscaped by the current owners with a curved path giving access to the rear and gate leading to the parking area. Wood retained bamboo bed, nice area of sculptured lawn with barked shrub and flower borders and a newly laid circular patio to the rear of the plot.

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.
 These particulars were prepared in August 2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	79	
(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



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/ meterrage if quoted on this plan.
CP Property Services @2023



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