

BURGIN ATKINSON

& C O M P A N Y



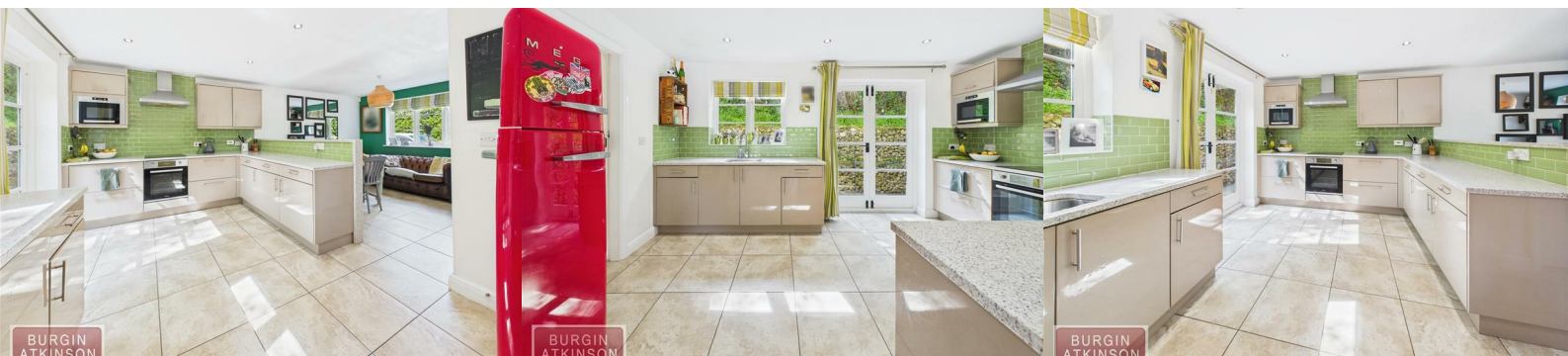
Magnolia Cottage Rectory Lane

Gamston, Retford, DN22 0QD

Offers Over £460,000



EXCEPTIONALLY PRESENTED 4 BEDROOM DETACHED FAMILY HOME - SITUATED ON A LARGE WRAP AROUND PLOT - CHARACTER FEATURE PROPERTY - OPEN PLAN KITCHEN LIVING + SEPERATE UTILITY - EN-SUITE AND DRESSING ROOM TO MASTER BEDROOM - AMPLE OFF STREET PARKING



Description

Welcome to this charming, detached cottage nestled in the picturesque village of Gamston, Retford. 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). The facilities of the market town of Retford are a short car journey away where retail, leisure, education, healthcare, etc. may be found.

This delightful and cosy cottage offers an accommodating three double bedrooms with a fourth smaller bedroom, ideal for an office. The ground floor offers a spacious living room accompanied with a large open fireplace and snug log burner, framed with a gorgeous oak beam, to complete the cosy cottage living room. Alongside this, the living room has double doors that open out onto a slabbed patio area. The open plan kitchen/dinner with a modern contemporary style kitchen is fitted with integrated appliances and tiled flooring. Leading off from the kitchen is a utility room with all of the necessary plumbing and integrated cupboards for amenities such as washing machine and dryer. To the first floor, you will find the principle bedroom has a spacious dressing room with a modern en-suite bathroom, featuring and walk in shower, hand wash basin and w/c. All of the bedrooms have a cottage core attribute of vaulted ceilings, connecting these bedrooms is a spacious and light landing area leading to an open staircase with a centre piece light fitting. The main, four piece suite family bathroom is tiled and features a luxury waterfall shower and a grand bath tub.

Externally this property offers a generously sized garden that wraps around the cottage with a very large private driveway and double garage. To the rear of the property, the garden maintains a slabbed patio are that joins both double doors from the kitchen and living room to complete a splendid walkway. In the rear garden a shed is situated with ample storage space next to the tranquil seated patio area.

Viewings are advised to appreciate the spacious yet homely feel that this house has to offer.

Kitchen Diner 10'9" x 21'0" (3.28 x 6.41)

Living Room 13'1" x 24'3" (3.99 x 7.40)

Garage 17'6" x 18'10" (5.34 x 5.76)

Hallway 9'0" x 10'6" (2.75 x 3.22)

Laundry Room 5'2" x 6'5" (1.60 x 1.98)

W.C. 4'8" x 3'2" (1.43 x 0.99)

Dressing Room 6'4" x 6'3" (1.94 x 1.92)

En-suite 5'11" x 6'5" (1.81 x 1.96)

Landing 20'2" x 3'1" (6.15 x 0.96)

Bathroom 9'0" x 9'6" (2.76 x 2.91)

Bedroom One 13'2" x 17'8" (4.03 x 5.40)

Bedroom Two 17'8" x 13'1" (5.41 x 3.99)

Bedroom Three 10'10" x 9'6" (3.32 x 2.92)

Bedroom Four 10'11" x 7'9" (3.35 x 2.38)

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.

Services: Mains water, electricity and drainage are connected along with a mains oil central heating system. Please note, we have not tested the services 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.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

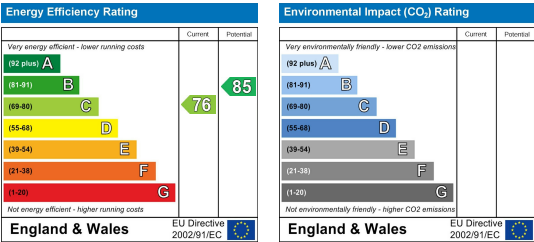
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.