



21 Rectory Lane, Gamston,  
DN22 0QD



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# £350,000

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This delightful cottage lies in the heart of the village of Gamston, which is three miles from Retford town centre and two miles from the A1 trunk road. The property features characterful features throughout and consists of two reception areas, a study, shower room, farmhouse-style kitchen, conservatory, three bedrooms and a separate w.c. on the first floor. The gardens are the focal point of the property; sitting in approximately 0.12 acre with off road parking, Japanese-style garden areas, and a lawned garden to the rear.





### PORCH 2.05m x 2.25m (6'8" x 7'5")

Staircase leading to 1st floor, exposed beamwork to ceiling, front entrance door, quarry tiled floor.

### SITTING ROOM 4.72m x 5.19m (15'6" x 17'0")

Glazed French doors leading out to garden, double glazed window to right aspect, fireplace with cast-iron wood burning stove within, timber effect flooring, double panel radiator, exposed beam work ceiling.

### DINING AREA 3.13m x 5.19m (10'4" x 17'0")

Double glazed window to rear aspect, panel radiator.

### STUDY 1.89m x 2.29m (6'2" x 7'6")

Double glazed window to front aspect, exposed beam work to ceiling, thermostat for the central heating.

### SHOWER ROOM 1.85m x 2.46m (6'1" x 8'1")

Walk-in shower enclosure with electric shower within, wash hand basin with toiletry storage below, low level dual flush WC, double glazed window to front aspect, composite boarded walls, chrome ladder style towel radiator.

### BREAKFAST KITCHEN 3.6m x 4.96m (11'10" x 16'4")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath timber effect work surfaces. There is space and supply for an electric range cooker, space and plumbing for a dishwasher, as well space and supply for an upright fridge freezer. Quarry tiled floor covering, double glazed roof light, wall-mounted electric heater.

### UTILITY AREA 1.67m x 1.73m (5'6" x 5'8")

Glazed window to front aspect, space and plumbing for washing machine and tumble dryer, work surface area, quarry tiled floor.

### CONSERVATORY 2.13m x 3.51m (7'0" x 11'6")

Double glazed windows to front, left and rear aspects.

### 1ST FLOOR-LANDING

Doors leading to all first floor accommodation, hatch accessing roof space, storage cupboard.

### BEDROOM ONE 4.67m x 5.33m (15'4" x 17'6")

Double glazed window to right aspect, double-doored wardrobe units, double panel radiator.





**NEWTON  
FALLOWELL**



## BEDROOM TWO 2.53m x 4m (8'4" x 13'1")

Double glazed window to front aspect, panel radiator.

## BEDROOM THREE 2.47m x 2.98m (8'1" x 9'10")

Double glazed window to rear aspect, panel radiator.

## W.C. 0.8m x 2.02m (2'7" x 6'7")

Low-level dual flush WC, wash hand basin with toiletry storage below, double glazed obscure window to front aspect.

## GARDENS & GROUNDS

The property is accessed through a pair of timber gates leading onto a driveway, which accesses the front of the property. A gate to the left of the conservatory leads to a low maintenance garden area, with steps leading down to the formal lawned garden to the rear. This garden is enclosed behind fencing and hedging to all aspects, with seating areas and a patio area adjacent to the sitting room.

## TENURE

Freehold

## COUNCIL TAX

Band F



## SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

## DISCLAIMER

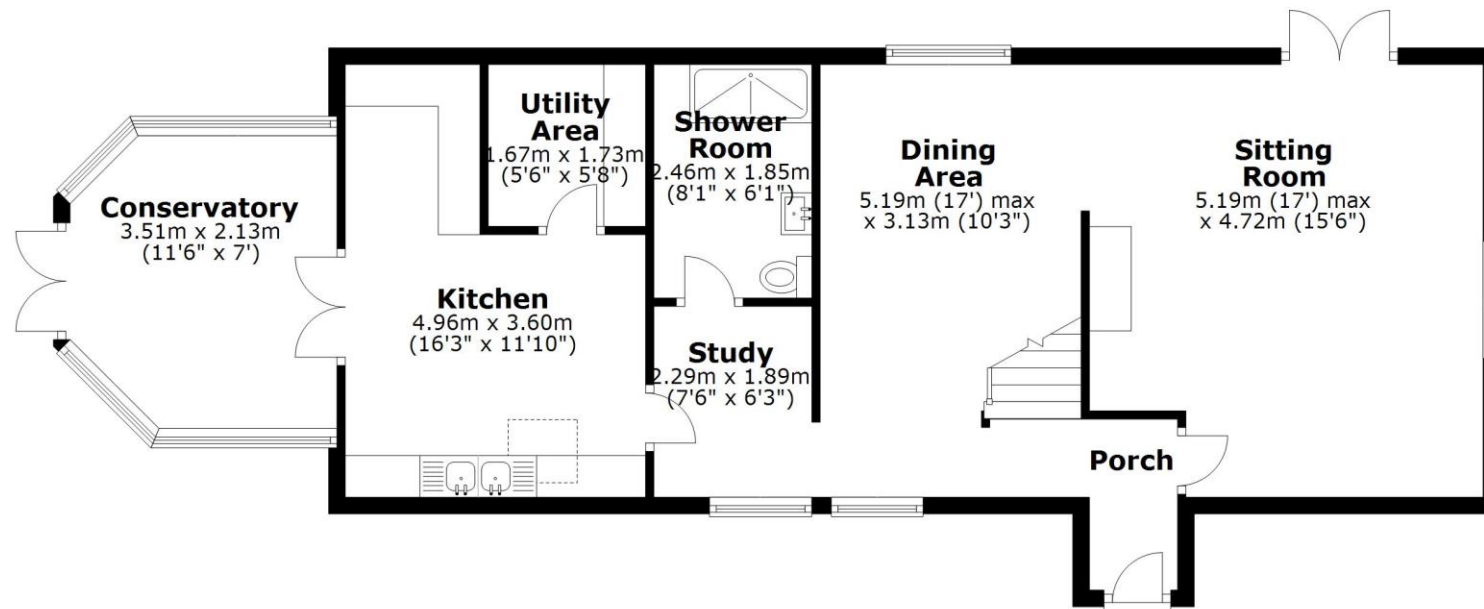
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.





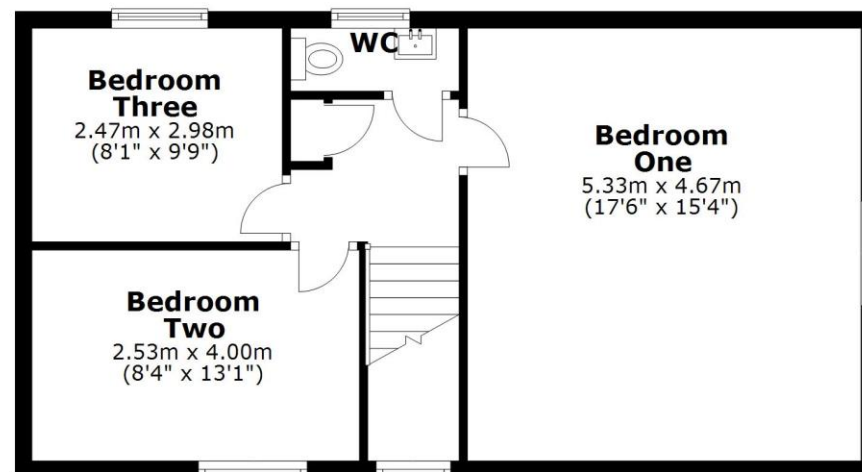
## Ground Floor

Approx. 81.1 sq. metres (872.5 sq. feet)



## First Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



Total area: approx. 132.9 sq. metres (1430.3 sq. feet)





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

