



Idle Mount, Rectory Walk , Retford,  
DN22 0QE



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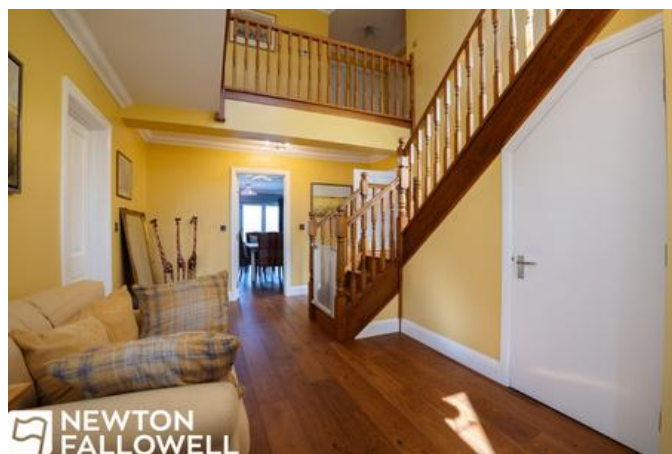
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£950,000



Situated within the idyllic rural setting of Gamston, Idle Mount is an impressive and generously proportioned property that offers a high standard of living. The home features multiple well-appointed ensuite bedrooms, ensuring privacy and convenience for all occupants. A particular highlight is the expansive living kitchen dining area, perfect for both everyday family life and entertaining guests. Additionally, the property benefits from a separate annex, providing versatile space for extended family, guests, or even a home office. Externally, a long driveway leads to a substantial double garage, while the private and enclosed rear garden offers a peaceful retreat with pleasant village views. Combining quality finishes with a desirable rural location, Idle Mount presents a unique opportunity for a comfortable and sophisticated lifestyle in the heart of the Nottinghamshire countryside.





### Entrance Hallway

Front door with double glazed obscure glass window, double glazed window to the front aspect, double glazed window to the left aspect, wooden flooring throughout, under stairs cupboard, and downstairs WC. There is a vestibule, leading to galleried landing on the first floor.

### Downstairs WC 1.42m x 1.35m (4'8" x 4'5")

Dual flush toilet, double glazed obscure glass window to the front aspect, double glazed obscure glass window to the right aspect, wall-mounted wash hand basin on a vanity unit, and tiled flooring and walls throughout.

### Living room 6.12m x 4.21m (20'1" x 13'10")

Double glazed window to the front aspect, wooden flooring throughout, TV point, bifold doors leading to the conservatory.

### Conservatory 2.1m x 3.62m (6'11" x 11'11")

Double glazed to two aspects, wooden flooring continuing from the lounge, and double glazed glass roof.

### Dining Area 5.33m x 3.29m (17'6" x 10'10")

Double glazed bifold doors to the rear aspect, wooden flooring continued from the entrance hallway and living room.

### Lounge Area 5.33m x 3.15m (17'6" x 10'4")

Double glazed bifold doors to the rear aspect, fitted double storage, TV point, window through to utility.

### Kitchen 5.05m x 6.83m (16'7" x 22'5")

Wooden work surfaces, double butler sink set within wooden work surfaces, two double glazed windows to the front aspect, 'Bosch' five-ring electric hob and extractor hood, 'Bosch' double oven, 'Bosch' integrated microwave, floor and wall-mounted units, partial island within the middle of the kitchen area, countertops

continuing through to a separate preparation area. Butler sink set within wooden work surfaces, space and plumbing for a washing machine, further floor-to-ceiling length cupboards with space for a double American-style fridge freezer. Door leading to the double garage.

### Annex

#### Annex Hallway

Wall-mounted radiator, wooden flooring throughout.

#### Utility Room 2.33m x 2.63m (7'7" x 8'7")

Stainless steel sink with drainer and mixer tap, space and plumbing for a freestanding washing machine, space and plumbing for a freestanding dishwasher, space for a tumble dryer, wood-effect worktops with 'Zeus' four ring induction hob, floor-mounted cupboards.

#### Annex Living Room 2.38m x 6.51m (7'10" x 21'5")

French doors leading to the rear patio area, wooden flooring throughout, double glazed window to the left aspect, double glazed window to the rear aspect, two tall wall-mounted radiators, and TV point.

#### Bedroom Five (Annex bedroom) 3.54m x 5.45m (11'7" x 17'11")

Wooden flooring continuing throughout, wall-mounted radiator, double glazed window to the rear aspect.

#### Annex Bathroom 3.76m x 2.17m (12'4" x 7'1")

Cupboard housing the hot water tank, dual flush toilet, window to the right aspect, curved quadrant shower cubicle with wall-mounted and overhead shower unit, panel bath, pedestal wash hand basin, wall-mounted heated towel rail, tiled flooring, and tiled floor-to-ceiling walls.

#### Bedroom One 4.2m x 4.22m (13'10" x 13'10")

Double glazed window to the front aspect, wooden flooring continuing from the landing, and TV point.







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### Bedroom One Ensuite 1.75m x 4.22m (5'8" x 13'10")

Double wash hand basins mounted on a vanity unit, additional wall-mounted vanity unit, walk-in shower with overhead showerhead and wall-mounted controls, panel bath, and dual flush toilet. Tiled flooring throughout, floor-to-ceiling tiles, double glazed window to the front aspect, and wall-mounted heated towel rail.

### Bedroom Two 4.14m x 2.84m (13'7" x 9'4")

Double glazed windows to the back aspect, wooden flooring continued from the landing.

### Bedroom Two Ensuite 0.76m x 2m (2'6" x 6'7")

Tiled flooring, floor-to-ceiling tiles, wash hand basin mounted on a vanity unit, wall-mounted heated towel rail, walk-in shower with wall-mounted controls and showerhead, and dual flush toilet.

### Bedroom Three 3.46m x 4.43m (11'5" x 14'6")

Wooden flooring throughout (continuing from the landing) and double glazed windows to the back aspect.

### Bathroom 2.12m x 1.92m (7'0" x 6'4")

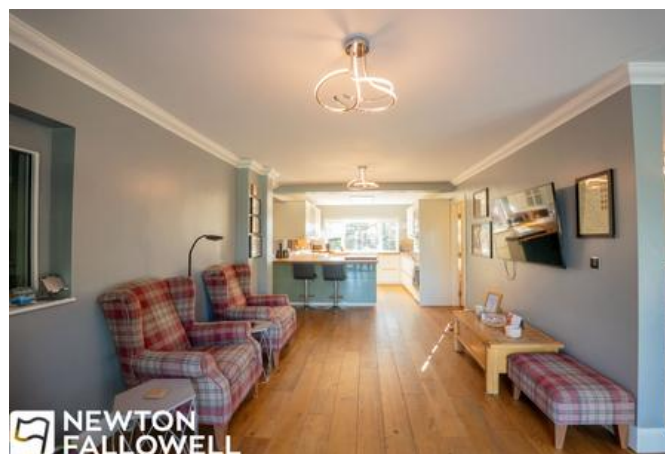
Wall-mounted heated towel rail, panel bath, walk-in ensuite shower with glass screen, wall-mounted shower controls and unit, dual flush toilet, wash hand basin mounted on a vanity unit, tiled flooring throughout, and floor-to-ceiling tiles.

### Bedroom Four 2.86m x 1.75m (9'5" x 5'8")

Wooden flooring throughout, double glazed windows to the front aspect.

### Front of the Property

Long driveway with electric opening gates to the left aspect, front garden laid to lawn, and double garage with electric opening doors.



### Rear Garden

Slabbed patio area for entertaining, wooden patio area, private and enclosed with a spacious lawn and views over the village.

### Double Garage Measurements 8m x 5.7m (26'2" x 18'8")

Power and lighting within. Two electric opening garage doors. Additional Storeroom/Log Store located within garage.

### 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. Any site measurements given are subject to site survey.

### 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.

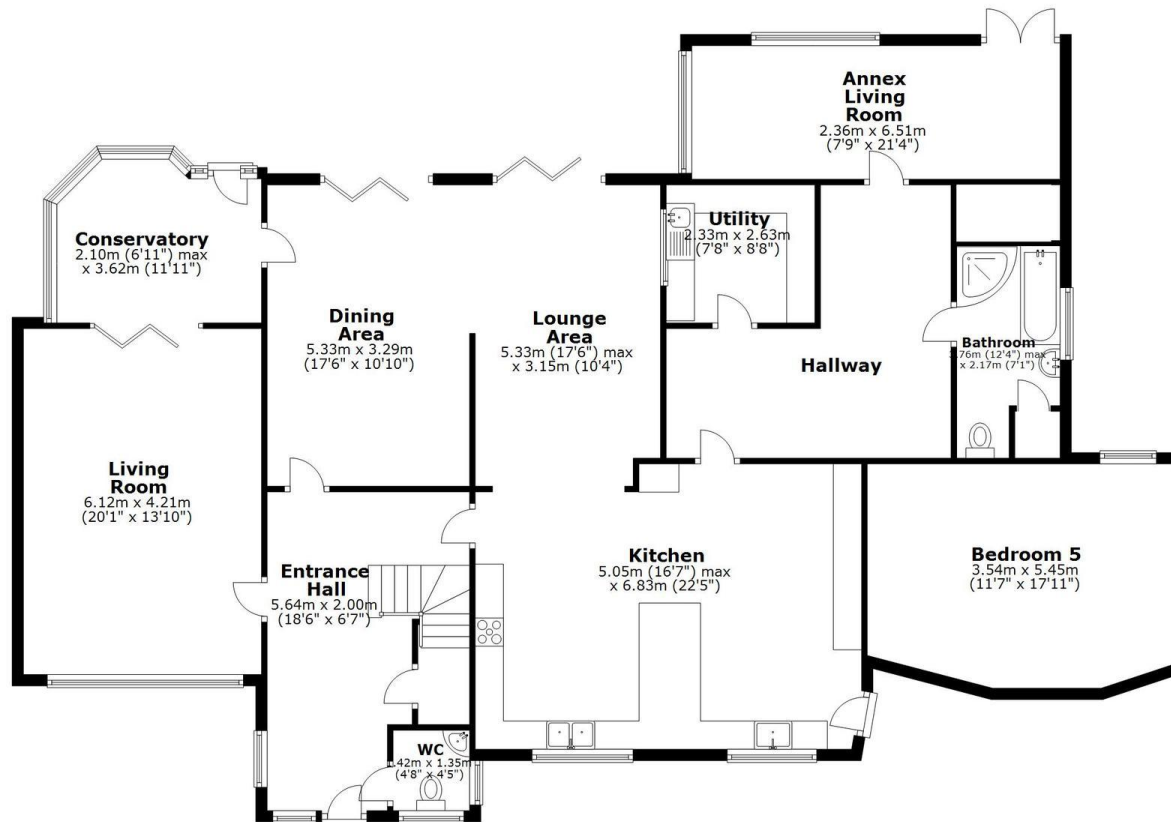






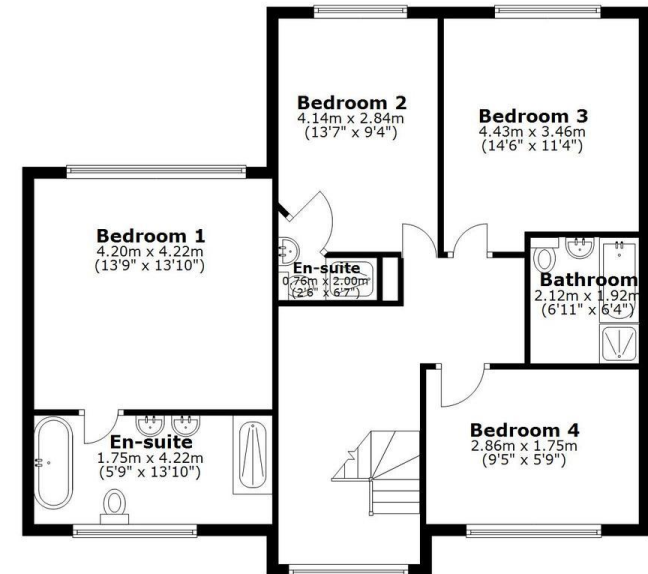
## Ground Floor

Approx. 198.7 sq. metres (2138.5 sq. feet)



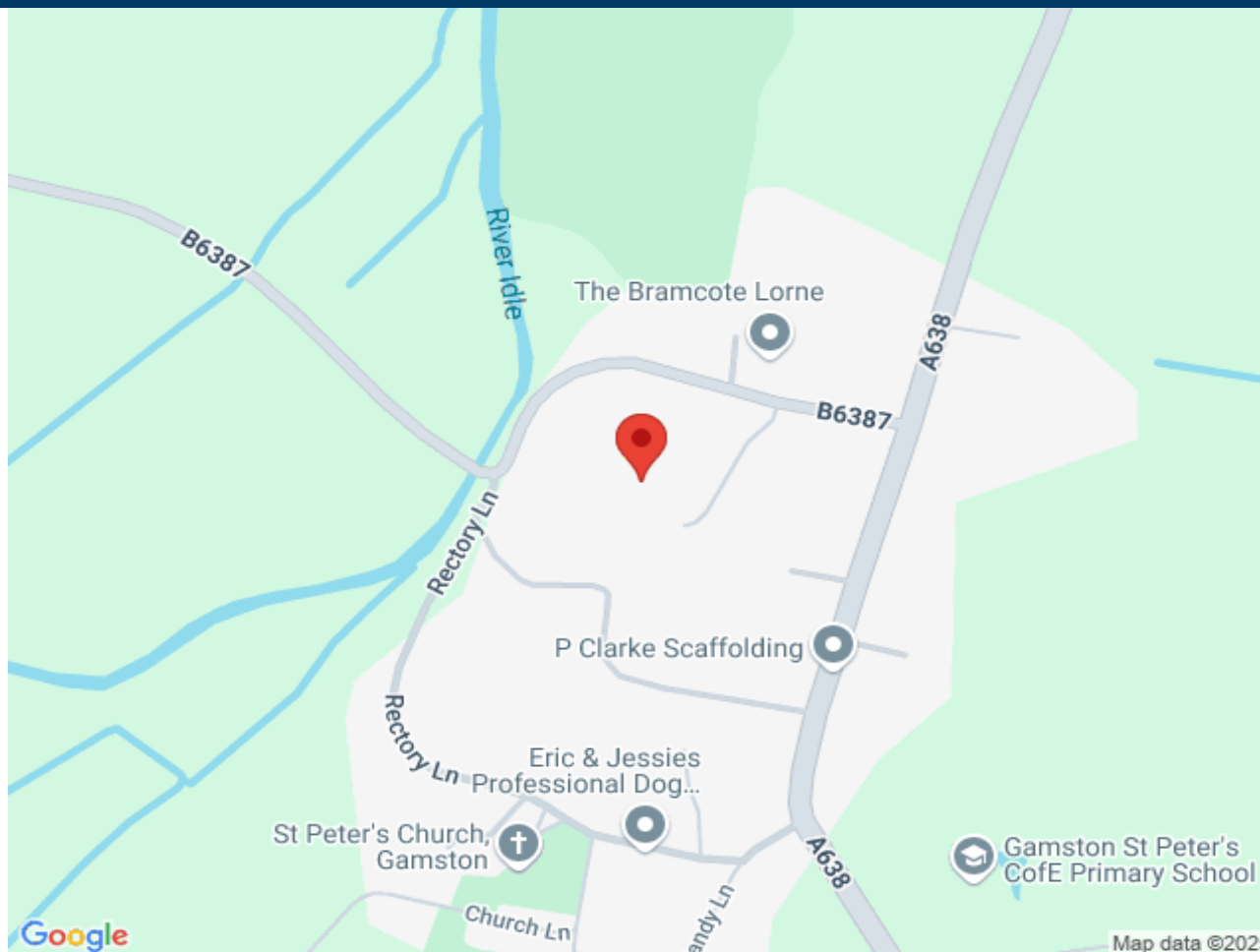
## First Floor

Approx. 80.4 sq. metres (865.1 sq. feet)



Total area: approx. 279.0 sq. metres (3003.6 sq. feet)





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		70 C
55-68	<b>D</b>	60 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		