



Magnolia Cottage Rectory Lane, Gamston RETFORD DN22 0QD

welcome to

Magnolia Cottage Rectory Lane, Gamston RETFORD

This is a SUPERBLY APPOINTED four bedroom detached cottage positioned in the delightful semi-rural village of Gamston which is nestled in the Nottinghamshire countryside. This beautiful home offers an exquisite mix combination of both traditional and modern features.



Entrance Hall

Under stairs storage, tiled flooring, under floor heating and double glazed window.

Cloakroom

Fitted with wc, wash hand basin with unit below tiled flooring with under floor heating.

Lounge

24' 2" x 13' (7.37m x 3.96m)

A commanding fireplace with a multi fuel stove and stone hearth inset into the chimney breast. Under floor heating, double glazed window and double glazed french doors opening out to the rear patio.

Living Kitchen

21' max x 14' 5" max (6.40m max x 4.39m max)

Fitted with a comprehensive range of gloss cappuccino wall and base units with granite work surfaces and stainless steel sink and drainer unit. Integrated appliances including electric oven, electric hob with extractor above and microwave plus space for a fridge freezer. Tiled flooring with under floor heating and two double glazed windows.

Utility Room

6' 6" x 5' 1" (1.98m x 1.55m)

Fitted with a range of gloss cappuccino wall and base units, granite work surfaces, splash back tiling, stainless steel sink and drainer. Space and plumbing for a washing machine, tiled flooring with under floor heating, double glazed window and a double glazed door.

Landing

Turning staircase leading to the landing with central heating radiator and double glazed window.

Master Bedroom

17' 7" max x 13' (5.36m max x 3.96m)

Central heating radiator, double glazed window and walk in wardrobes leading to the en suite

En Suite

6' 3" x 6' 3" (1.91m x 1.91m)

Fitted with wc, wash hand basin and walk in wet room shower cubicle. Heated towel rail and double glazed window.

Bedroom Two

17' 4" max x 13' 1" plus recess (5.28m max x 3.99m plus recess)

Two central heating radiators and two double glazed windows.

Bedroom Three

11' max x 9' 7" (3.35m max x 2.92m)

Modern decor, central heating radiator and double glazed window.

Bedroom Four

11' 1" x 7' 9" max (3.38m x 2.36m max)

Further double with central heating radiator and double glazed window.

Bathroom

9' 5" x 8' 11" (2.87m x 2.72m)

Fitted with luxury contemporary three piece white suite including a double ended bathtub and walk in wet room shower cubicle. Tiled splash back and flooring, heated towel rail and double glazed window.

Exterior

To the front of the property is an extensive gravelled area providing off street parking for several cars and leading to the garage. To the side is a formal lawned garden fronted by wall which extends to the rear, there is also a delightful rear patio, ideal for entertaining with french doors from the living kitchen.

Garage

18' 6" x 17' 7" (5.64m x 5.36m)

Power, light, rear courtesy door and two double doors.



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Magnolia Cottage Rectory Lane, Gamston RETFORD

- Superb Four Double bedroom detached cottage
- Beautifully appointed throughout with a excellent mix of both traditionally and modern features
- Ground floor under floor heating, multiple burner to the lounge
- Master bedroom with a walk in wardrobe and en suite
- Luxury principle bathroom with walk in shower

Tenure: Freehold EPC Rating: C
Council Tax Band: E



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RFD110146 - 0003

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