



7 CLINTON RISE GAMSTON

A recently redecorated three bedroom older style semi detached house in this favoured village location with fields beyond. A good sized front aspect lounge with a well appointed kitchen dining room. In addition, there is a utility room and ground floor cloakroom, ample off road parking and a large rear garden.

£225,000

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

7 CLINTON RISE, GAMSTON, RETFORD, DN22 0QJ

LOCATION

Situated towards the edge of the popular Conservation village of Gamston, the property enjoys a position directly adjoining farmland over which there are attractive rearward countryside views. The village has a primary school and a full range of residential amenities are available in nearby Retford. Gamston is ideal for those wishing to commute upon the A1. Retford and Newark have direct rail services into London Kings Cross (approx. 1 hour 30 minutes from Retford, less from Newark).

DIRECTIONS

What3words///limits.lawn.solids

ACCOMMODATION

Part glazed UPVC door into

ENTRANCE HALL with obscure side aspect window. Oak coloured flooring, stairs to gallery style first floor landing.

LOUNGE 14'4" x 12'9" (4.38m x 3.93m) front aspect double glazed picture window. Painted brick fireplace with wooden mantle, raised hearth and fitted log burner. Oak coloured flooring, telephone point.

KITCHEN DINING ROOM 20'3" x 9'10" (6.18m x 3.04m) rear aspect double glazed window with views to garden and fields. A comprehensive range of base and wall mounted cupboard and drawer units, single stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine or dishwasher. Recessed fireplace with fitted stoves, electric oven with five ring Neff gas hob with extractor canopy above. Part tiled walls, ample working surfaces. Recessed lighting, ceramic tiled flooring, which leads through to

Dining Area side aspect double glazed window. Under stairs storage cupboard with side aspect window. Step down to

UTILITY ROOM 9'0" x 8'3" (2.77m x 2.54m) side aspect half glazed UPVC door and double glazed window. Double base unit with single stainless steel inset sink above with mixer tap and space for slimline appliance, working surfaces, part tiled walls, door to

CLOAKROOM side aspect obscure double glazed window. White low level wc, pedestal hand basin with tiled splashback.

FIRST FLOOR LANDING side aspect double glazed window. Access to roof void.

BEDROOM ONE 13'3" x 13'0" (4.06m x 3.97m) front aspect double glazed window. Built-in floor to ceiling wardrobes with ample hanging and shelving space, kneehole recess dressing table unit

with shelves, mirror and lighting.

BEDROOM TWO 13'0" x 9'3" (3.97m x 2.82m) rear aspect double glazed window with views to the garden and fields. Built-in shelved cupboard with mirror.

BEDROOM THREE 9'6" x 6'10" (2.93m x 2.12m) front aspect double glazed window.

REFITTED BATHROOM 6'9" x 6'0" (2.11m x 1.83m) obscure rear aspect double glazed window. Three piece white suite of panel enclosed bath, mains fed shower with handheld attachment, raindrop shower head and glazed screen. Pedestal hand basin, low level wc, part wood panelled walls, part aqua boarded walls, panelled ceiling, recessed lighting and extractor.

OUTSIDE

The front is fenced and walled to all sides. A dropped kerb gives access to block paved driveway with space for several vehicles and side paved area for additional parking. The remainder of the garden could be lawned or slated depending on personal choice.

To the side is pedestrian access leading to the rear garden which is of a good size, fenced to all sides and backs onto open fields. Pebbled area with some established shrubs, external water supply, two paved patio areas, a good area of lawn plus additional astro turfing area and some shrub and flower borders. There is an additional brick built outbuilding which houses the oil fired central heating boiler.

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 B. **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 finalizing 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.

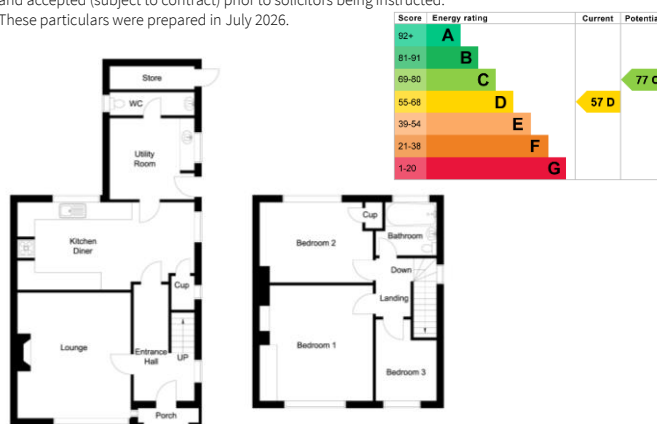
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

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 July 2026.



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