



27 RECTORY LANE, GAMSTON
£350,000

BROWN & CO

27 RECTORY LANE, GAMSTON, RETFORD, DN22 0QD

DESCRIPTION

A delightful and surprisingly spacious semi-detached Georgian cottage with a later addition to the side. Benefits include a southerly facing sitting room with log burner, large reception/dining hall and a well appointed modern kitchen leading into the breakfast room which overlooks the rear garden. There are some delightful features to the property. Externally there are cottage style gardens to the front and side and rear, plus ample parking. The rear garden also has a brick outbuilding that would make a great home office.

LOCATION

The property is situated on Rectory Lane in this favoured conservation village. The River Idle flows through the village and there is a local primary school.

Gamston is particularly well situated for the areas excellent transport links. The A1 is within a easy access 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). Air travel is convenient via Nottingham East Midlands. Leisure amenities and educational facilities (both state and independent) are well catered for. For those wishing to enjoy the outdoor life there are numerous facilities in the area including the National Trusts Clumber Park and the Dukeries area in general including Sherwood Pines.

DIRECTIONS

What3words///query.results.soup

ACCOMMODATION

Part glazed wooden door into good sized **ENTRANCE HALL** oak coloured flooring, stairs to first floor landing with deep under stairs storage cupboard.

WC/UTILITY rear aspect obscured double glazed window. Coloured low level wc with matching pedestal hand basin and

tiled splashback. Tiled shower cubicle (currently not in use), plumbing for washing machine. Part tiled walls, wall light point.

SITTING ROOM 13'9" x 13'7" (4.23m x 4.18m) front aspect double glazed window. Recessed fireplace with fitted multi fuel burner on raised tiled hearth.



RECEPTION HALL/DINING ROOM 13'6" x 12'9" (4.15m x 3.92m) dual aspect double glazed window to front and side, part glazed hardwood door leading to the driveway. Oak coloured flooring, period skirtings, access to roof void. Half glazed double doors into



BREAKFAST ROOM 14'0" x 13'8" (4.31m x 4.19m) dual aspect double glazed windows to side and front. Period skirtings, welsh dresser style unit with cupboards and drawers. Ceiling mounted extract fan. Square arch leading into the



KITCHEN 14'2" x 13'8" (4.33m x 4.19m) rear aspect double glazed window. Wooden door to the garden. An extensive range of charcoal coloured base and wall mounted cupboard and drawer units. Double stainless steel sink drainer unit with mixer tap, space and plumbing below for dishwasher, Iroko wood working surfaces with matching upstands. Additional range of cupboard and drawers with wall mounted cupboards and Iroko wood working surfaces with matching upstands, four ring gas hob. Recessed fireplace with fitted Esse range style cooker on tiled hearth and with tiled surround. Wall mounted oil fired central heating boiler. Return door to hall.



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Easy tread staircase to GALLERY STYLE LANDING.

BEDROOM ONE 13'10" x 13'8" (4.26m x 4.19m) front aspect double glazed window. Painted wooden flooring, period style skirtings, built-in airing cupboard with lagged hot water cylinder.



BEDROOM TWO 14'3" x 13'9" (4.37m x 4.22m) rear aspect double glazed window. Stained wooden flooring, recessed shelving, TV aerial lead.



BEDROOM THREE 14'3" x 6'8" (3.31m x 2.07m) rear aspect double glazed window. Stained wooden flooring.

BATHROOM 6'8" x 6'0" (2.06m x 1.87m) front aspect obscure double glazed window. Three piece white suite of panel enclosed bath with mains fed shower over, wall mounted hand basin, low level wc, part tiled walls, additional access to roof void.



OUTSIDE

The garden is walled, hedged and fenced to all sides. The main front garden is an established and well stocked cottage style garden with a gate from Rectory Lane and paved path to the front door. Double wooden gates leading to the low maintenance pebbled driveway which provides parking for several vehicles with some established shrub and flower borders. Double wooden gates giving access to the inner driveway providing additional parking and is screened with hedging and fence.

Pathway via a shingled area onto the main rear garden which is paved and fenced with well maintained shrub borders. **BRICK OUTBUILDING 19'6" x 8'5" (5.97m x 2.60m)** with power and light (this would make an ideal home office or music room). Oil tank.

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 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.

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

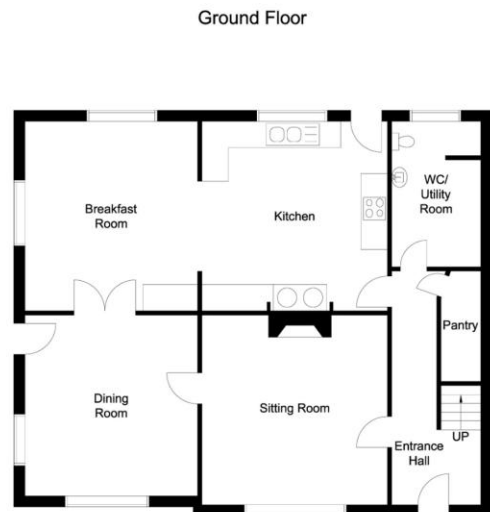
Viewing: Please contact the Retford office on 01777 709112.

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 April 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ metrage if quoted on this plan.
CP Property Services @2026



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