



## 41 MUTTONSHIRE HILL GAMSTON

Mid terrace, 2 bedroom cottage of character, ready for further enhancement, generous gardens, versatile garden studio building and fabulous rear aspect over open countryside. Off road parking and LPG central heating, recent boiler (Nov 2021)

No Chain

**OIRO £125,000**

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**BROWN & CO**

Property and Business Consultants

# 41 MUTTONSHIRE HILL, GAMSTON, RETFORD, DN22 0QH

## 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///animated.wand.skills

## ACCOMMODATION

**SITTING ROOM 12'0" x 11'0" (3.66m x 3.35m)** measured to rear of chimney breast, brick fireplace with open grate, beamed ceiling, radiator and doors opening to

**CONSERVATORY 10'8" x 10'0" (3.25m x 3.04m)** brick and UPVC double glazed construction, access to front garden, radiator.

**KITCHEN 10'0" x 9'6" (3.04m x 2.91m)** range of dark oak style units, beamed ceiling, plumbing for washing machine, rear aspect and rear entrance door, under stairs storage cupboard, radiator.

### FIRST FLOOR

#### LANDING

**BEDROOM ONE 12'0" x 8'6" (3.66m x 2.59m)** front aspect, radiator.

**BEDROOM TWO 9'3" x 7'0" (2.81m x 2.12m)** rear aspect, over stairs boiler cupboard with recent Ideal LPG central heating boiler (Nov 2021), radiator.

**BATHROOM** panelled bath with electric shower over, WC, basin, roof window, radiator.

## OUTSIDE

Generous mature front gardens featuring patio, pond, trees and shrubs.

Rear amenity area/off road parking space.

**Studio Garden Building 23'2" x 7'0" (7.07m x 2.12m)** brick and pantile construction, front and rear aspect, light and power, door opening to rear amenity space adjoining, and offering views over,

countryside with path sweeping around the building.

## 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.

**Financial Services:** In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared and revised May 2026.



## IMPORTANT NOTICES

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