



55 RECTORS GATE, RETFORD  
£450,000

**BROWN & CO**

## 55 RECTORS GATE, RETFORD, DN22 7TX

### DESCRIPTION

This is a stunning example of a town based family home, delivering light filled flowing accommodation, immaculately presented inside and out and having been substantially upgraded throughout.

Accommodation commences with a generous reception hall with Karndean flooring. To one side is a dual aspect lounge with feature stove and access to the beautiful rear garden via bifold doors. There is a front aspect snug which is also well suited to dining, family play, gaming, etc.

Without doubt a particular feature is the superb open plan living dining kitchen comprehensively appointed in ivory cream with an array of integrated appliances. This area is light filled including a rear glazed bay and also boasts garden access. A cloakroom with wc completes the ground floor.

At first floor level, the sleeping space radiates around the galleried landing. The main bedroom is bright and features a separate dressing area with range of wardrobes to one wall. Leading off is a wonderful en suite bathroom, recently refitted in fine contemporary style.

A second en suite is provided to the second bedroom, this has also been refitted, as has the house bathroom in complementing style. Bedrooms three and four are lovely, bedroom three accommodating a double bed.

The external grounds are a great attribute with beautifully landscaped rear garden ideal for alfresco entertaining. A brick built double garage with electric access door is secured behind a gated entrance.

The property is equipped with gas fired central heating featuring new radiators. Ambient lighting is provided by extensive downlighters.

### LOCATION

Rectors Gate is a highly regarded development lying close to the town centre. This means town centre facilities are on hand yet the

property is also within easy reach of countryside walks through Idle Valley and beyond.

Retford is an attractive Georgian market town boasting a full range of facilities across retail, leisure, healthcare and education.

Transport links are excellent, the A1M lies to the west from which the wider motorway network is available. There is a direct rail service into London Kings Cross (approx. 1hr 30 mins).

Leisure amenities and educational facilities (both state and independent) are well catered for.

### DIRECTIONS

What3words///dash.simple.even

### ACCOMMODATION

**RECEPTION HALL** Karndean flooring, staircase, under stairs storage area, cloaks cupboard.

**CLOAKROOM** wc, wall hung vanity basin.

**LOUNGE 19'4" x 12'2" (5.91m x 3.71m)** dual aspect including bifold doors to landscaped rear garden which brings the outside in. decorative stove.



**SNUG 12'2" x 9'2" (3.71m x 2.79m)** versatile and multi-functional use, perhaps ideal for dining, family play, gaming, music, etc. Front aspect.



**OPEN PLAN LIVING DINING KITCHEN 17'1" X 17'0" (5.21m x 5.17m)** overall dimensions but excluding wonderful splayed glazed bay overlooking rear garden. This room is triple aspect, includes garden access and is comprehensively refitted with range of contemporary ivory cream units and granite effect worktops including peninsular divide. An array of integrated appliances delivers two Bosch ovens, gas hob, extractor, dishwasher, washing machine. Sink unit, ample dining/living space, concealed Baxi gas fired central heating boiler.



29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
**01777 709112 | [retford@brown-co.com](mailto:retford@brown-co.com)**

## FIRST FLOOR

**LANDING** balustrade around stairwell. Access hatch to roof void with fitted loft ladder.

**BEDROOM ONE 12'4" x 11'0" (3.75m x 3.35m)** a bright room, open plan in design to



**DRESSING AREA** with range of wardrobes to one wall. Off to

**EN SUITE BATHROOM** refitted in contemporary white style with panelled bath, 1200 shower enclosure hosting both rainfall and handset showers, wc and vanity basin. Tiled splashbacks, chrome towel warmer.

**BEDROOM TWO 12'4" x 10'8" (3.75m x 3.24m)** rear aspect, off to



**EN SUITE SHOWER ROOM** refitted with square tiled shower enclosure in contemporary style with vanity basin and wc.

**BEDROOM THREE 12'4" x 8'0" (3.75m x 2.45m)** good in-built wardrobe, front aspect.

**BEDROOM FOUR 8'6" x 8'3" (2.60m x 2.52m)** good in-built wardrobe, front aspect.



Bedroom Three

**HOUSE BATHROOM** refitted in an attractive style to complement the en suites featuring panelled bath, 1200 shower enclosure with Mira electric shower, vanity basin, wc, attractive tiled splashbacks, chrome towel warmer.



## OUTSIDE

Front forecourt with paved pathway sweeping to front entrance door. Block paved driveway with double gates opening to reinforced turfed drive continuation with block paved accents terminating at the **DOUBLE GARAGE 17'10" x 17'5" (5.43m x 5.32m)** substantial, brick built with Hormann electric up and over door, light, power and personal door to rear amenity area.

The rear garden is enclosed, beautifully landscaped and tendered by the vendors. There are paved patio areas spanning the rear elevation with multiple access points including the bifold doors off the lounge. A pergola walk through adds character and the lawned garden extends beyond with well stocked perimeter shrubberies.

To the rear of the garage there is a useful amenity area and further amenity space to one side of the house with lean-to small greenhouse.

## 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 E.

**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.

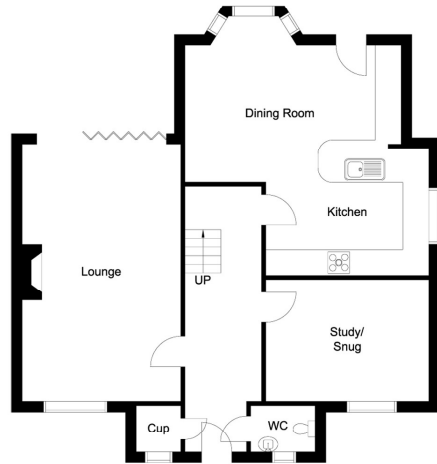
**Free Valuation:** We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

**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.

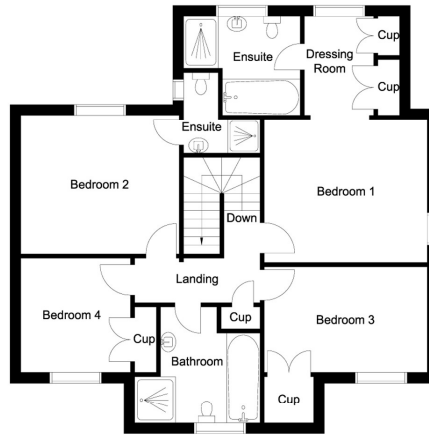
These particulars were prepared in May 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

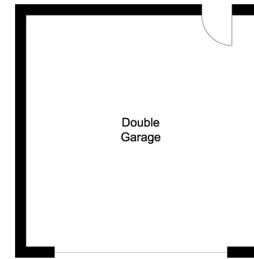
Ground Floor



First Floor



Outbuilding



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/ meterage if quoted on this plan.  
CP Property Services @2026



## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
01777 709112 | [retford@brown-co.com](mailto:retford@brown-co.com)

**BROWN & CO**