



**Church Lane, Gamston Retford DN22 0QA**

**welcome to**

**Church Lane, Gamston Retford**

This is a superbly appointed three bedroom detached period cottage which has been restored to showcase many traditional features along with the convenience of modern additions. This lovely home which is offered with NO UPWARD CHAIN is positioned in the quaint Hamlet of Gamston



### **Entrance Hall**

A stained glass double glazed front door leads to the entrance hall with mosaic tiled flooring and understairs storage.

### **Kitchen**

Fitted with a range of modern wall and base units with an undermounted sink and drainer and worksurfaces. Integrated electric oven and under unit fridge, spotlights to the ceiling and a double glazed sash window to the rear.

### **Dining Room**

Multi fuel burner, decorative coving, LTV flooring, vertical central heating radiator and a double glazed sash window to the front.

### **Sitting Room**

Dibble glazed sash window to the front, decorative coving, central heating radiator and wooden flooring.

### **Utility Room**

Double glazed sash window to the rear, Belfast sink, space for a fridge freezer, tiled flooring and a central heating radiator.

### **Cloakroom**

Fitted with a wash hand basin and w.c. Plumbing for a washing machine, central heating radiator and a double glazed window to the side.

### **Sun Room**

Glass roof, fitted blinds, central heating radiator and flag stone flooring.

### **First Floor**

#### **Landing**

Central heating radiator and a double glazed sash window with integrated shutters.

### **Bedroom One**

Decorative fireplace, vertical central heating radiator and a double glazed sash window to the front.

### **En Suite**

Freestanding bath, wash hand basin and a w.c. Spotlights to the ceiling, heated towel rail, solid wood flooring and a double glazed sash window with integrated shutters.

### **Bedroom Two**

Double glazed sash window to the front, solid wood flooring, central heating radiator and a decorative fireplace.

### **Jack And Jill En Suite**

Walk in shower cubicle, slimline wash hand basin set into a vanity and a w.c. Spotlights to the ceiling and a heated towel rail.

### **Bedroom Three**

Double glazed sash window to the rear and a central heating radiator.

### **Exterior**

The beautiful mature lawned country style gardens showcase an abundance of mature plants and shrubs, a patio and box hedge. There is also a brick built potting shed and a garden store.



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## Church Lane, Gamston Retford

- Offered with No Upward Chain
- Beautifully appointed detached cottage
- Surrounded by tranquil countryside gardens and accessed via a private lane
- Many original period features plus modern conveniences
- Sought after semi-rural village location

Tenure: Freehold EPC Rating: E

Council Tax Band: E

# £500,000



Please note the marker reflects the postcode not the actual property

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