



Alexander Jacob
estate agents & company



Church Lane
Clarborough, Retford

Offers Over £300,000

Property & Estates Consulting
11 Grove Street, Retford, DN22 6JP

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Church Lane

Clarborough, Retford

Well Positioned THREE BEDROOM Detached Bungalow

Property Overview

- New Windows Fitted in Recent Years & Boiler Installed in 2015
- TWO RECEPTION ROOMS
- Beautifully Kept Wrap Around Gardens
- A Generous Driveway & Detached Single Garage



A great opportunity to acquire a well positioned THREE BEDROOM detached bungalow, showcasing modern windows installed in recent years. Measuring in excess of 1108 sq ft., the living accommodation briefly comprises of an entrance hall, lounge diner, kitchen, conservatory, master bedroom, two further bedrooms, a wet room and a separate WC. Set within beautifully kept wrap around gardens, parking is well catered for on a generous driveway, with access to a detached single garage. Located in the heart of the esteemed village of Clarborough, the sizeable plot enjoys easy access to a convenience store, a bustling village pub and Clarborough Primary School, which has most recently achieved a good Ofsted rating. The Georgian market town of Retford is a little further afield, offering a wealth of amenities, restaurants, bars, boutiques and leisure facilities. Viewings are highly encouraged to fully appreciate the space this property has to offer, and its surrounding area.

- Located in the Heart of the Esteemed Village of Clarborough
- Easy Access to a Convenience Store, Bustling Village Pub, Village School & the Georgian Market Town of Retford
- Council Tax Band: D EPC Rating: D

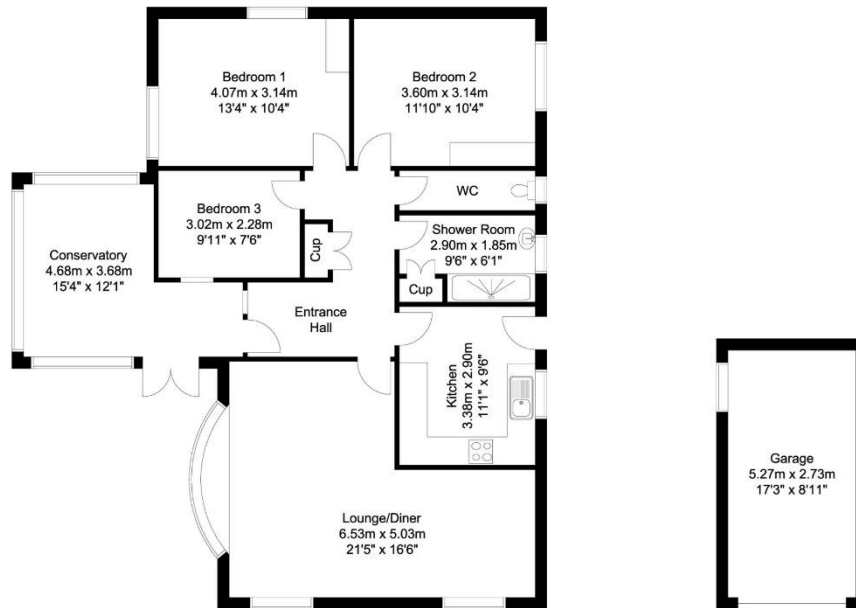


Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.

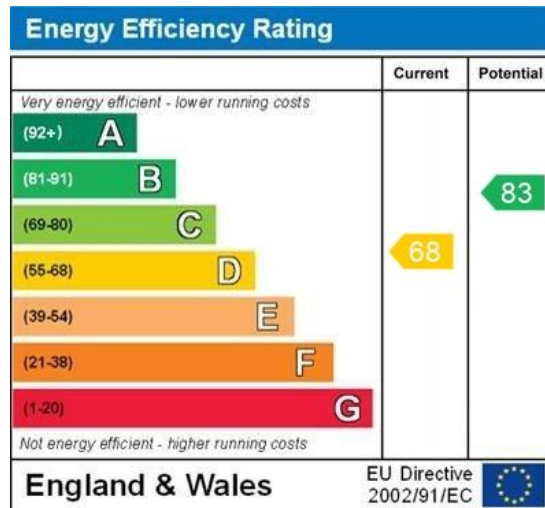


Ground Floor
103 sq m/1108.68 sq ft
Approx.

Outbuilding
14 sq m/150.69 sq ft
Approx.



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 @2024



Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



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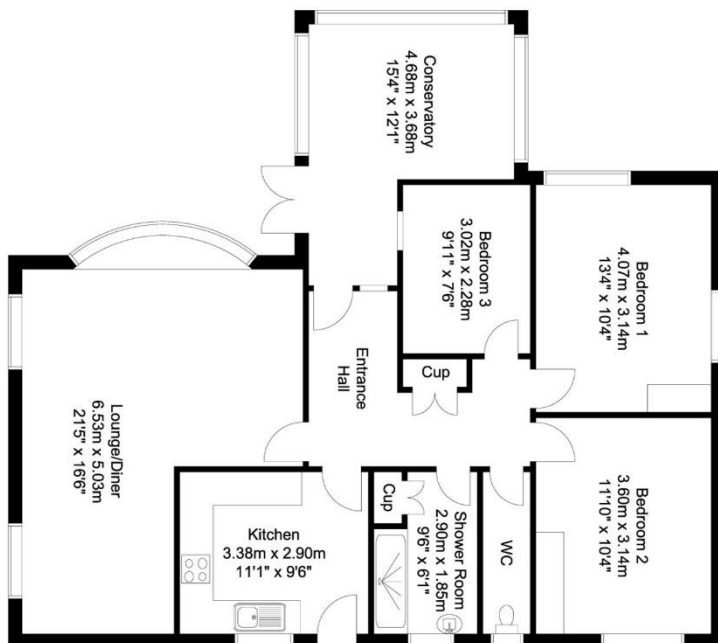
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Tenure & Charges: Freehold- Vacant possession will be given upon completion

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