



Alexander Jacob  
estate agents & company



**Big Lane**  
Clarborough, Retford

**Offers in the Region of £170,000**

Property & Estates Consulting  
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# Big Lane

## Clarborough, Retford

Charming TWO BEDROOM Period Cottage Dating Back to the Early 19<sup>th</sup> Century

### Property Overview

- Ideal for Buyers Seeking Character & Comfort
- Contemporary Kitchen & Bathroom Suite
- Cosy Lounge Featuring a Log Burner & Exposed Beams
- Gravelled Parking Space with Scope for a Garden
- Well Situated in the Heart of Clarborough
- Easy Access to the Georgian Market Town of Retford
- Council Tax Band: A EPC Rating: C

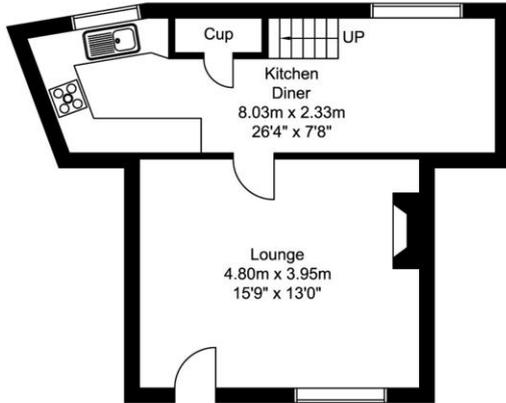


A wonderful opportunity to acquire this charming TWO BEDROOM period cottage dating back to the early 19<sup>th</sup> Century, ideal for buyers seeking character and comfort. Beautifully arranged over two storeys, the contemporary, country-style living accommodation briefly comprises a cosy lounge featuring a log burner and exposed beams, modern kitchen diner, galleried landing, sizeable master bedroom benefitting from integral storage, second bedroom and a shower room. Outside, the frontage sees a gravelled parking space with scope for a garden. Well situated in the heart of Clarborough, known for its close-knit community, and ever popular for its balance between practicality for commuting and rural tranquillity, the cottage enjoys a convenience store, a lively village pub and Clarborough Primary School in its locality, which has most recently achieved a good Ofsted rating. The Georgian market town of Retford is a little further afield via the A620, hosting a further wealth of everyday amenities, restaurants, bars, boutiques, recreational facilities, and schools for all age groups. Viewings are highly encouraged to fully appreciate the characterful accommodation being offered for sale, and its surrounding area.

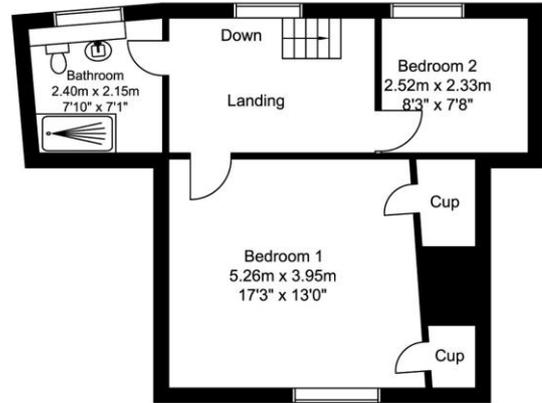
*Road links are served by the A620 & A1 which offer greater transport links throughout the UK. Retford Train Station provides a direct line to London King's Cross in in less than 90 minutes at selected times.*



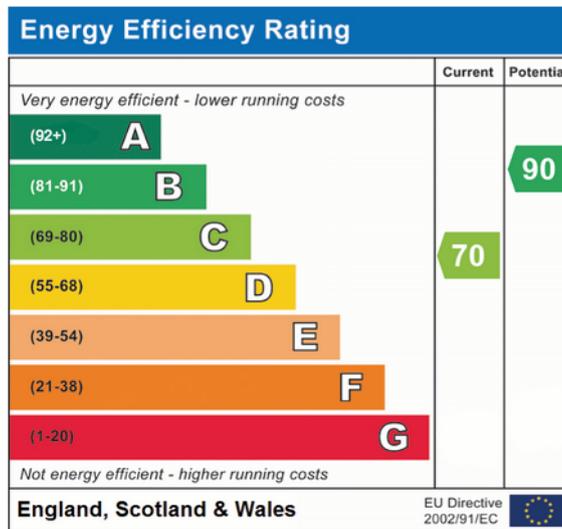
Ground Floor  
37 sq m/398.26 sq ft  
Approx.



First Floor  
41 sq m/441.32 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/ metrage if quoted on this plan. CP Property Services @2025



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

## 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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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.