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LEACROFT, MAIN STREET, CLARBOROUGH **GUIDE £170,000 - £175,000**

A fantastic opportunity to acquire a 3 bedroom semi-detached family home in a popular village which is located on a small private road where properties are rarely available. 3 good sized bedrooms, bathroom, airing cupboard and storage cupboard all to the first floor. At ground floor level there is a living room, breakfasting kitchen, sun room, WC and further storage. Externally there is a drive with parking for 3 cars as well as a garage. There is a large family garden to the rear.

LEACROFT, MAIN STREET, CLARBOROUGH, RETFORD, NOTTINGHAMSHIRE, DN22 9LN

DESCRIPTION

Leacroft is a fantastic opportunity to acquire a large semi-detached family home in a popular village which is located on a small private road where properties are rarely available. The home boasts 3 good sized bedrooms, bathroom, airing cupboard and storage cupboard all to the first floor. At ground floor level there is a large living room, large breakfasting kitchen, sun room, WC and further storage. Externally there is a drive with parking for 3 cars as well as a garage. There is a large family garden to the rear.

DIRECTIONS

When traveling from Retford Town Centre follow Grove Street and turn left at the traffic lights onto the A638. Turn right at the traffic lights onto Moorgate and follow the road and continue on towards Clarbrough. Follow Main Street until you reach the Spar, on the left hand side is a small private road of around 5 dwellings and Leacroft is Located in the middle on your left hand side.

LOCATION

Clarbrough boasts several amenities including primary school, convenience store, public houses, village hall etc. Clarbrough enjoys a regular bus service to Retford & Gainsborough. The nearby market town of Retford is a short car journey away and has a full range of residential amenities. This area is served by excellent transport links by road, rail and air.

ACCOMMODATION

ENTRANCE HALL with storage cupboards and door to

CLOAKROOM with low level flush WC, hand wash basin and pedestal, front aspect frosted uPVC double glazed window, tiled flooring and walls, LED spotlights, shaver point, extractor fan and radiator.

LIVING ROOM 21' x 12' with uPVC front aspect window, feature fireplace with brick surround and solid wood mantelpiece, tv point, radiators, uPVC double glazed tilt and turn sliding door to rear block paved patio area.

BREAKFAST KITCHEN with a range of cream wall and base units and complimenting worktops, inset sink with drainer and mixer tap under uPVC double glazed side aspect window, and spot lighting over, space and plumbing for a washer dryer and dishwasher, tiled flooring, space for fridge freezer. Integrated grill and oven, 4 ring gas hob with extractor over, tiled splashbacks and door to

SUN ROOM with tiled flooring, radiator, door to drive and door to rear block paved patio area. uPVC double glazed rear aspect windows.

FIRST FLOOR

LANDING with airing cupboard, storage cupboards and doors to

BATHROOM 8' x 7' with laminate flooring, side aspect uPVC double glazed window, low level flush WC, hand wash basin and storage under, tiled walls, radiator, panelled bath with shower over and supporting hand rail and loft access.

BEDROOM ONE 12'11" x 12' with rear aspect tilt and turn uPVC double glazed windows and views over the garden, radiator, neutral décor and carpet.

BEDROOM TWO 12' x 8' with front aspect uPVC double glazed tilt and turn windows, radiator, phone point, built in wardrobe and dressing area.

BEDROOM THREE 11' x 8' with rear aspect uPVC double glazed tilt and turn windows, radiator, neutral décor, carpet.

OUTSIDE

Externally the property benefits from a block paved patio area leading to a large family garden mainly laid to lawn, with boundary fence and space for sheds to the rear of the garage. Off road parking provided by the garage with roller shutter door and further parking on the driveway for 2-3 cars. The private road along with the communal greenery is jointly owned with the other residents. Sale to include greenhouse, shed and summer house.

GENERAL REMARKS and 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 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.

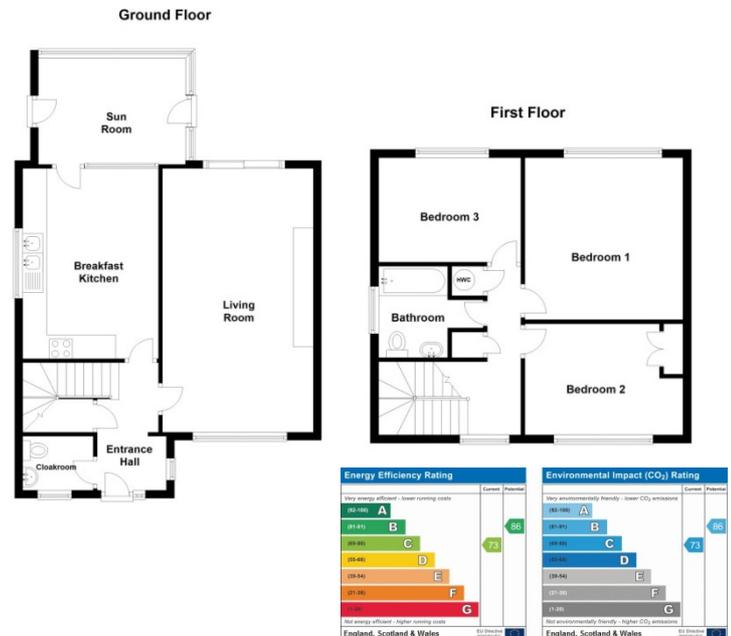
Agents Note: Intending buyers will be asked to produce original Identity Documentation and Proof of Address before Solicitors are instructed.

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 specialise 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.

Suites: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in March 2018.



IMPORTANT NOTICES

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