

# BURGIN ATKINSON

& C O M P A N Y



## 2 St. Peters Lane

Clayworth, Retford, DN22 9AA

**£375,000**



ATTRACTIVE THREE BEDROOM SEMI DETACHED PERIOD HOME - HIGHLY SOUGHT AFTER VILLAGE LOCATION - TWO RECEPTION ROOMS - MASTER BEDROOM WITH EN SUITE - FOUR PIECE SUITE FAMILY BATHROOM - SET OVER THREE FLOORS - WELL MAINTAINED ENCLOSED REAR GARDEN - SHARED DRIVEWAY - SINGLE GARAGE - ADDITIONAL AWAY GARDEN



## Description

An attractive three bedroom semi detached period cottage full of charm and character set in one of North Nottinghamshire's most popular and sought-after rural villages, Clayworth. The property has views directly over the local village Church and is only moments away from the very popular public house and restaurant, The Blacksmiths. The property stands in the very heart of the Village and is centrally located being within 15 minutes drive of Bawtry, Retford and Gainsborough.

The ground floor comprises two reception rooms, including a roomy dining area and a spacious yet cosy living room, both accommodating modern necessities while maintaining period features. The living room also features a multi fuel burner. Adjacent to these rooms, there's a fully equipped kitchen and a separate four piece main family bathroom showcasing a shower and bath. Progressing to the first floor, you will find the master bedroom with w/c and sink and a second beautifully designed bedroom. The final floor presents the third bedroom. Overall, the property features three bedrooms in total and two bathrooms which are suitably located across the floors for convenience. There are double patio doors to the ground floor lead out into the sociable garden area.

Additionally, a single garage is included with the property as well as two outbuildings, providing secure off-street parking or extra storage space depending on your needs. With its thoughtful floor plan and desirable features, this property offers an appealing blend of comfort and versatility. The rear garden is well maintained and fully enclosed offering a patio area and lawned grass, the perfectly presented garden which is ideal for entertaining. The shared access driveway to the side of the property includes extra lawned grass areas.

**Living Room 14'10" x 12'1" (4.53 x 3.70)**

**Kitchen 6'6" x 11'8" (1.99 x 3.57)**

**Dining Room 8'3" x 9'4" (2.54 x 2.86)**

**Bathroom 8'0" x 6'7" (2.46 x 2.03)**

**Master Bedroom 15'2" x 10'3" (4.64 x 3.13)**

**W/C 5'6" x 3'0" (1.69 x 0.92)**

**Bedroom Two 15'2" x 5'10" (4.64 x 1.80)**

**Bedroom Three 9'0" x 15'9" (2.76 x 4.81)**

**Garage 8'6" x 15'3" (2.61 x 4.66)**

**Outbuilding 1 3'2" x 6'9" (0.98 x 2.07)**

**Outbuilding 2 5'11" x 3'3" (1.82 x 1.00)**

## 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 C.

**Services:** Mains water, electricity and drainage are connected along with an oil fired central heating system. Please note, we have not tested the services 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.

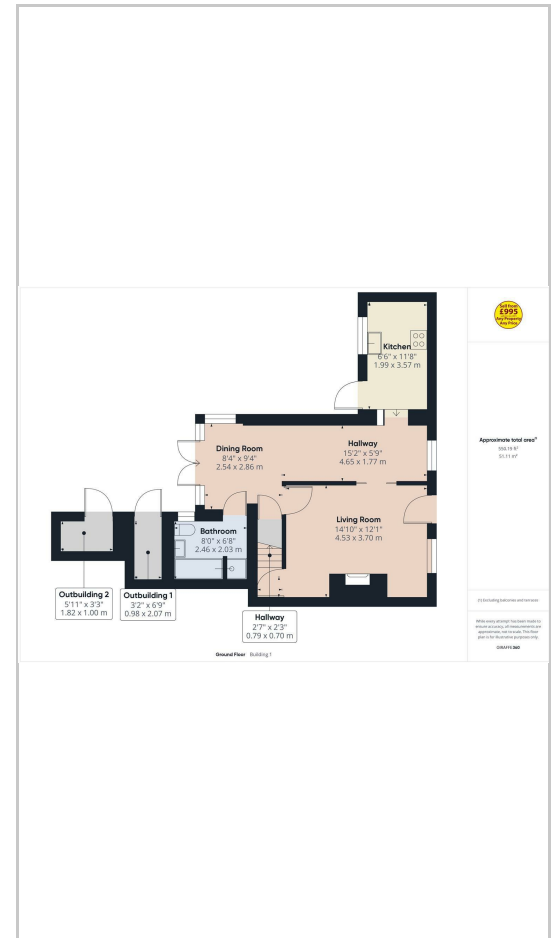
**Money Laundering Regulations:** In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

**General:** Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

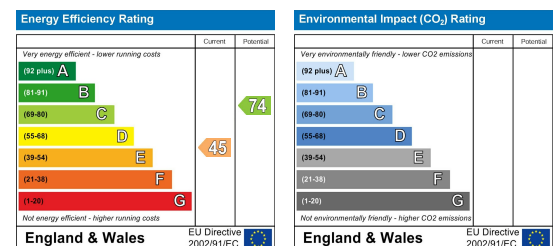
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.