



**Nepani House Church Lane, Clarborough RETFORD DN22 9NQ**

**welcome to**

**Nepani House Church Lane, Clarborough RETFORD**

This is an EXQUISITE three/four DOUBLE bedroom detached home positioned on a GENEROUS PLOT of BEAUTIFULLY PRESENTED gardens OVERLOOKING COUNTRYSIDE in a MUCH REGARDED VILLAGE to the fringes of Retford town. Superbly appointed internal accommodation with high quality fixtures and fittings, garage





### **Entrance Hall**

A commanding entrance hall with traditional pannelling to the walls, Engineered oak flooring with underfloor heating and understairs storage. A bespoke glass pannelled oak staircase leads to the first floor accommodation.

### **Study**

10' 4" x 7' 11" ( 3.15m x 2.41m )

Engineered oak flooring with underfloor heating and a double glazed window.

### **Shower Room**

Fitted with a w.c. wash hand basin, shower cubicle and tiled flooring.

### **Living Kitchen**

22' 6" x 20' ( 6.86m x 6.10m )

This extensive space is ideal for family living and entertaining. The kitchen area is fitted with a comprehensive range of cream wall and base units with complementary solid wood worksurfaces with mosaic splashbacks, a ceramic sink and drainer, space for an American fridge freezer and integrated double ovens. There is a matching central island unit with integrated storage and wine rack and a integrated electric induction hob with an extractor above. Engineered oak flooring with underfloor heating continues from the kitchen to the spacious living area with a electric stove inset into the tiled chimney breast with an oak surround and a niche above, spotlights, coving to the ceiling, a double glazed roof light window and bi-fold doors leading to glorious rear grounds.

### **Dining Room**

12' 4" x 12' 3" ( 3.76m x 3.73m )

This room was previously used as a ground floor bedroom and could easily be converted for this use again should the new owners wish. Double glazed window, Engineered oak flooring with underfloor heating, decorative feature wall and coving and spotlights to the ceiling.

### **Utility Room**

10' 3" x 5' ( 3.12m x 1.52m )

Wall and base units and engineered oak flooring with underfloor heating continuing from the kitchen. There is space for a dryer and plumbing for a washing machine, splashback tiling and a double glazed door to the side elevation.

### **Ground Floor Bedroom**

13' 10" x 11' 3" ( 4.22m x 3.43m )

Engineered oak flooring with underfloor heating and a double glazed window.

### **Ensuite**

Fitted with a shower cubicle, wash hand basin with chrome mixer taps and a w.c. Tiled flooring and splashback, spotlights to the ceiling and a double glazed window.

### **First Floor Landing**

A bespoke glass pannelled oak staircase leads to the spacious landing with three roof light windows allowing an abundance of light.

### **Bedroom One**

17' 11" x 14' 11" extending to 22' 10" ( 5.46m x 4.55m extending to 6.96m )

A truly impressive bedroom with bi-foldng doors allow views over the gardens and countryside beyond, fitted wardrobes and two central heating radiators.

### **Bedroom Two**

17' 11" max x 13' ( 5.46m max x 3.96m )

LVT flooring, double glazed window to the elevation and a central heating radiator.

### **Principle Bathroom**

This superb bathroom is fitted with a corner spa bathtub, w.c and his and hers wash hand basins with copper mixer taps and set onto a wooden vanity with an illuminated mirror above. Walk in tiled shower cubicle with integrated heated seat and storage niche. The bathroom has high quality splashback tiling and floor tiling, spotlights to the ceiling, velux window and a central heating radiator.

### **Parking And Garage**

The property is accessed by an electric gate which leads to the driveway proving parking for several vehicles and leads to the garage,

### **Garage**

19' 3" x 9' 11" ( 5.87m x 3.02m )

An integral one and a half garage with accessed via an electric roller door and a side integral door to the hallway.

### **Gardens**

Superb south facing landscaped easy to maintain gardens with areas of decorative gravel including a feature central circular area. Shaped lawned areas, pergola and a Indian stone paved seating area with two integrated electric sunshades. The glorious gardens overlook the countryside and are enclosed by fence and gated.



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## Nepani House Church Lane, Clarborough RETFORD

- Exquisite three/ four DOUBLE BEDROOM detached family home
- Beautifully appointed living kitchen with bi-fold doors
- Engineered oak flooring with underfloor heating to the ground floor
- Luxury fitted ensuite shower room, principle bathroom and a further ground floor shower room
- Sought after village location within three miles of Retford town

Tenure: Freehold EPC Rating: B

# £550,000



Please note the marker reflects the postcode not the actual property

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