



**Gill Green Walk, Clarborough Retford DN22 9JP**

**welcome to**

**Gill Green Walk, Clarborough Retford**

Modern three bedroom mid terraced house set in the heart of the popular village of Clarborough which has a village shop, pub, primary school and canal side walks nearby. The property benefits from a good sized lounge, kitchen diner, study, cloakroom, family shower room and rear garden.



### **Rear Lobby**

Double glazed door and central heating radiator.

### **Cloakroom**

Fitted with wc, wash hand basin and double glazed window.

### **Lounge**

14' x 11' 4" ( 4.27m x 3.45m )

Opening into the kitchen dining area with hard flooring, coving to the ceiling, central heating radiator and two double glazed windows.

### **Dining Kitchen**

10' 2" extending to 13' 6" x 11' 3" ( 3.10m extending to 4.11m x 3.43m )

Fitted with a range of cream shaker wall and base units, complementary work surfaces and stainless steel sink and drainer unit. Integrated appliances including electric hob, electric oven, extractor hood and fridge freezer. Space for washing machine and slimline dishwasher. Pantry. Laminate flooring and double glazed window.

### **Landing**

Staircase leading to the landing.

### **Bedroom One**

10' 6" x 11' 9" ( 3.20m x 3.58m )

Neutral decor, built in wardrobes central heating radiator and double glazed window.

### **Bedroom Two**

10' 3" x 10' 6" max ( 3.12m x 3.20m max )

Neutral decor, central heating radiator and double glazed window.

### **Bedroom Three**

7' 1" x 8' 7" plus recess ( 2.16m x 2.62m plus recess )

Neutral decor, built in wardrobe, hard flooring, central heating radiator and double glazed window.

### **Shower Room**

7' 10" max x 6' 2" ( 2.39m max x 1.88m )

Fitted with wc, wash hand basin and shower cubicle.

Central heating radiator and double glazed window.

### **Rear Garden**

Lawned garden with paved area all enclosed by fencing and gated.

### **Outbuilding**



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## Gill Green Walk, Claborough Retford

- Three bedroom mid terraced house
- Lounge and dining kitchen
- Study and cloakroom
- Enclosed rear garden
- Village location

Tenure: Freehold EPC Rating: E

# £145,000



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Property Ref:  
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Please note the marker reflects the postcode not the actual property



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