



**Kirriemuir Church Lane, Clarborough Retford DN22 9NA**

**welcome to**

**Kirriemuir Church Lane, Clarborough Retford**

This is a GENEROUSLY APPOINTED three bedroom detached bungalow positioned on a LARGER THAN AVERAGE PLOT of mature wrap around gardens. Situated in the lovely canalside village of Clarborough which has great local amenities including a village shop, pub and primary school.



### **Kitchen**

11' x 9' 5" ( 3.35m x 2.87m )

Fitted with wall and base units with worksurfaces and a stainless steel sink and drainer. Integrated electric oven and gas hob with an extractor above plus space for an undercounter fridge and freezer and plumbing for a washing machine. Central heating radiator and side facing double glazed door and window.

### **Inner Hall**

Central heating radiator, storage cupboard and loft access.

### **Lounge Diner**

16' 6" x 21' 5" max ( 5.03m x 6.53m max )

An extensive reception room with two double glazed windows to the front and a double glazed bow window to the side. Two central heating radiators, coving and a serving hatch to the kitchen.

### **Conservatory**

8' 11" extending to 15' " x 11' 1" ( 2.72m extending to 4.57m x 3.38m )

Double glazed windows and patio doors.

### **Bedroom One**

13' 3" inc wardrobes x 10' 1" plus recess ( 4.04m inc wardrobes x 3.07m plus recess )

Double glazed windows to the rear and side, central heating radiator and fitted wardrobes.

### **Bedroom Two**

10' 1" To rear of wardrobes x 11' 6" plus recess ( 3.07m To rear of wardrobes x 3.51m plus recess )

Double glazed windows to the side, central heating radiator and fitted wardrobes.

### **Bedroom Three**

9' 11" x 9' 2" into recess ( 3.02m x 2.79m into recess )

Double glazed windows to the conservatory and a central heating radiator.

### **Separate Cloakroom**

Fitted with a central heating radiator, side facing

double glazed window and a w.c.

### **Wetroom**

Fitted with an electric shower, built in storage, central heating radiator and a wash hand basin.

### **Exterior**

A gated driveway leads to the garage. Positioned on a generous mature plot of lawned wrap around gardens with a patio area, cold water tap and mature shrubs. The gardens are enclosed by hedge and fence.



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welcome to

## Kirriemuir Church Lane, Clarborough Retford

- NO UPWARD CHAIN
- Generously appointed three bedroom detached bungalow
- Well regarded village location
- Positioned on a larger than average plot of mature wrap around gardens
- Many local amenities

Tenure: Freehold EPC Rating: D

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD108849 - 0007

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