



**Broad Gores, Clarborough RETFORD DN22 9JX**



**welcome to**

**Broad Gores, Clarborough RETFORD**

**\*\*Selling with no upward chain\*\*** is this three bedroom detached property with spacious living dining area which opens out through double glazed french doors onto the mature rear garden. Situated in the popular village of Clarborough which has great local amenities and primary school.



### Entrance Porch

Double glazed window and door.

### Entrance Hall

Under stairs storage, central heating radiator and double glazed window.

### Cloakroom

Fitted with wc and wash hand basin. Complementary flooring, central heating radiator and double glazed window.

### Study/Utility

6' 11" x 5' 9" ( 2.11m x 1.75m )

Neutral decor, fitted storage, central heating radiator and double glazed window.

### Lounge/Diner

19' 11" max x 14' 7" max ( 6.07m max x 4.45m max )

Neutral decor, feature fire surround with electric fire and two central heating radiators. Double glazed window and double glazed french doors.

### Kitchen

8' 9" x 9' 11" ( 2.67m x 3.02m )

Fitted with a range of wooden wall and base units, complementary work surfaces and stainless steel sink and drainer unit. Space for gas cooker with integrated extractor hood above and space for washing machine. Boiler, complementary flooring and double glazed window.

### Landing

Turning staircase leading to the landing with loft access.

### Bedroom One

14' 7" x 8' 11" ( 4.45m x 2.72m )

Neutral decor, central heating radiator and double glazed window.

### Bedroom Two

10' 9" x 9' 5" ( 3.28m x 2.87m )

Fitted wardrobes, central heating radiator and double glazed window.

### Bedroom Three

9' 1" x 9' 1" ( 2.77m x 2.77m )

Neutral decor, central heating radiator and double glazed window.

### Bathroom

8' 8" x 6' ( 2.64m x 1.83m )

Fitted with wc, wash hand basin and bath with shower above. Complementary flooring, fully tiled walls, airing cupboard, central heating radiator and double glazed window.

### Front Garden

Open plan lawned area with rockery.

### Rear Garden

Lawned rear garden with paved patio area, fruit trees including an apple tree with barked area to the side and gated.

### Driveway

Tarmac driveway leading to the garage.

### Garage

17' 6" x 8' 4" ( 5.33m x 2.54m )

Single garage with up and over door, power and light with a side courtesy door.



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## Broad Gores, Clarborough RETFORD

- NO UPWARD CHAIN
- Three bedroom detached house
- Good sized open plan living diner opening out onto the rear garden
- Tarmac driveway leading to single garage
- Downstairs cloakroom and principle bathroom upstairs

Tenure: Freehold EPC Rating: D

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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