



53 Town Street, Clayworth, Retford, North Nottinghamshire, DN22 9AD

**£750 Per Calendar Month**

Located in one of North Nottinghamshire's most popular and sought-after rural villages is this sympathetically restored and renovated TWO BEDROOM TERRACED COTTAGE. The property stands in the very heart of the Village and is centrally located being within 10 minutes drive of Bawtry, Retford and Gainsborough.

The accommodation briefly comprises: Living Room with wood burner, separate Dining Room, re-fitted Kitchen, ground floor Shower Room and two first floor Bedrooms. To the rear is an established, good sized garden.

A viewing is advised to truly appreciate this property so call Merryweathers today to arrange yours today!

## LIVING ROOM

With composite front entrance door and uPVC window to one side. Rustic brick fireplace surround with wood mantle and inset wood burning stove on a stone flagged hearth with cupboard to one of the chimney breast and shelving above. Laminate flooring. A sliding door opens into the kitchen.

## KITCHEN

With a range of bespoke base and wall cupboards and shelving with contrasting wood work surfaces. Ceramic 'Belfast' sink and monobloc mixer tap. Integrated electric induction hob with oven beneath and high level extractor, ceramic splash back tiling, rear facing uPVC window and 'stable' door opening into the garden. Radiator. Utility area beneath the stairs with space and plumbing for washing machine.

## DINING ROOM

With rear facing uPVC window and two additional 'Velux' windows in the pitched ceiling, radiator.

## SHOWER ROOM

Comprising a corner glass shower cubicle and mains shower, vanity wash hand basin with cabinet beneath and W.C. Chromed effect heated towel rail, ceramic splash back tiling to the walls.

## FIRST FLOOR LANDING

## BEDROOM ONE

With fitted wardrobes flanking the original fireplace surround, radiator and front facing uPVC window.

## BEDROOM TWO

With rear facing uPVC window, radiator and airing cupboard housing the hot water cylinder.

## OUTSIDE

To the rear is a gravelled patio/seating area beyond which is the lawned garden with established flower beds and borders. A pathway continues beyond the lawn to an additional area of garden housing brick outbuildings. There is on-street parking to the front of the Cottage.

## TENANCY INFORMATION

Available From: 1st July

Rent: £750

Bond: £750

Holding Deposit: £173

Council Tax Band: A

Tenure: Freehold

EPC Rating: D

Property Type: Mid terraced Cottage

Construction type: Brick built

Heating Type: Air source heat pump

Water Supply: Mains water supply

Sewage Mains: Drainage

Electricity Supply: Mains Electricity

Gas Supply: N/A

Broadband/Mobile Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile

signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: On street parking

Building safety: N/A

Restrictions: N/A

Rights and easements: N/A

Flooding: LOW

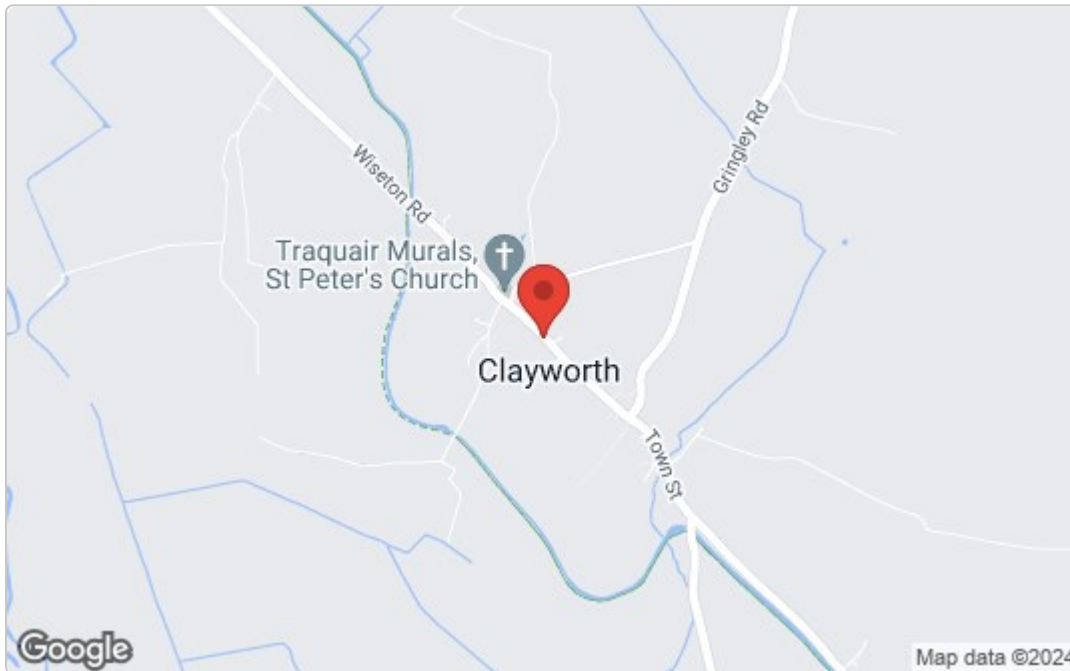
All tenants are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions: N/A

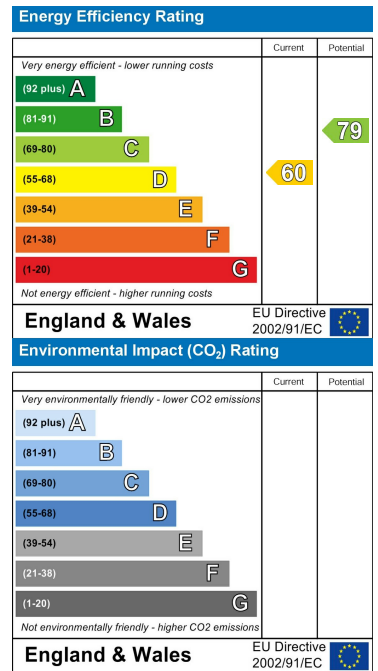
Accessibility features: N/A

# Floor Plan

## Area Map



## 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.

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