

FIELD HOUSE LODGE, CLARBOROUGH

£335,000

BROWN & Co

FIELD HOUSE LODGE, MAIN STREET, CLARBOROUGH, RETFORD, DN22 9LS

DESCRIPTION

An immaculately presented and lovingly modernised detached bungalow on the fringes of this popular village of Clarborough. The property has within the last four years undergone a complete transformation with a refitted and well-appointed kitchen with several integrated appliances, range gas cooker as well as a refitted bathroom with modern roll topped claw footed bath and a separate additional well-appointed utility room. The property has a delightful walled garden which is easily maintained and there is ample off road parking and space, subject to planning, for a garage.

LOCATION

Clarborough is a small popular village on the outskirts of Retford town centre. The village itself has a public house, local infant and junior school and a Spar convenience store. The town centre of Retford is within comfortable distance and provides comprehensive shopping, leisure and recreational facilities as well as schools for all age groups. There is a mainline railway station on the London to Edinburgh intercity link and there is good access to the A1 to the west of the town.

DIRECTIONS

What3words///pave.supplier.resting

ACCOMMODATION

Part glazed UPVc stable door into

BREAKFAST KITCHEN 16'5" x 10'5" to 14'0" (5.00m x 4.28m to 3.17m) with side and rear aspect double glazed windows. An extensive range of sage green coloured base and wall mounted cupboard and drawer units. 1¼ enamel sink drainer unit with mixer tap, integrated dishwasher, integrated fridge and two integrated freezers, ample wood effect working surfaces, part tiled walls, Beko five ring gas cooker and oven with black extractor canopy above. Under cupboard lighting. Recessed lighting. Patterned tiled flooring.





INNER HALLWAY access to roof void by way of a ladder with light and mainly boarded and also houses the gas fired central heating boiler.

UTILITY ROOM 9'0" x 7'1" (2.74m x 2.16m) side aspect double glazed window. An extensive range of cream coloured base and wall mounted cupboard and drawer units, 1 ¼ sink drainer unit, integrated washing machine, additional space for free standing tumble dryer, wood effect working surfaces, ceramic tiled flooring.

LIVING ROOM 20'6" x 11'8" (6.25m x 3.55m) rear aspect double glazed window and side aspect sliding patio doors. Sandstone feature fireplace with electric coal effect fire with matching raised hearth. Moulded skirtings, recessed lighting.



BEDROOM ONE 12'1" x 10'5" (3.69m x 3.17m) front aspect double glazed window with views to the front garden. Door to



EN SUITE TOILET side aspect obscure double glazed window. Refitted with which low level wc, vanity unit with inset sink, mixer tap

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and cupboard below. Laminate flooring, tiled walls, recessed lighting, aqua board ceiling and extractor.

BEDROOM TWO 11’8” x 11’6” (3.55m x 3.50m) front and side aspect double glazed windows. Floor to ceiling built-in wardrobe with ample hanging space.



BEDROOM THREE 11’8” x 8’3” (3.55m x 2.51m) currently being used as a snug. Side aspect double glazed window. Oak coloured laminate flooring. Built-in wardrobe with ample shelving.



REFITTED BATHROOM side aspect obscure double glazed window. Modern rolled topped claw footed bath wit mains fed shower, handheld attachment and raindrop shower head and glazed screen. Vanity unit with inset sink, mixer tap and cupboards below, white low level wc. Laminate flooring, tiled walls, anthracite towel rail radiator, aqua boarded ceiling, recessed lighting, extractor.



OUTSIDE

The front is approached by off road parking with five bar gate leading to the pebbled driveway with ample parking for several vehicles. The front garden is screened to the front with high hedging and fencing to the side. Lawned with established and well stocked shrub, flower beds and borders.

From the driveway is the rear garden which has paved access, external lighting and water supply. Walled and fenced to all sides, ramp leading to the front door. Paved patio area and additional patio area to the rear. A good area of lawn, pebbled surround and housing a good sized timber shed. Additional side garden which is lawned.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band D.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

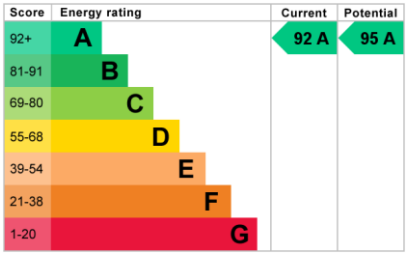
Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in October 2026.





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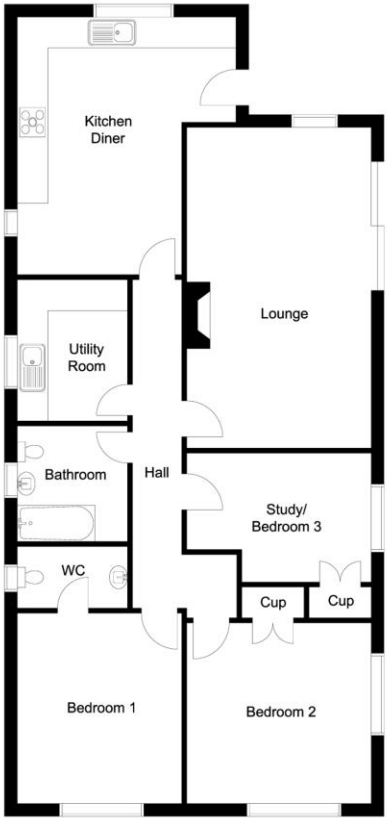

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No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
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