



47 SMEATH LANE CLARBOROUGH

A very nicely presented three bedroom terraced house in this favoured village location. Rear aspect living room, modern kitchen/dining room, plus enclosed garden and scope to create off road parking.

£145,000

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BROWN & CO

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47 SMEATH LANE, CLARBOROUGH,
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LOCATION

Clarbrough 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.

ACCOMMODATION

Half glazed door to **ENTRANCE HALL** with

CLOAKROOM high level obscure double glazed window, low level wc, corner vanity unit with cupboard below, mixer tap and tiled splashback.

UTILITY AREA space for two appliances. Laminate floor and door to

INNER HALL with half glazed stable uPVC door to garden, stairs to **FIRST FLOOR LANDING**.

KITCHEN/DINING ROOM 14'5" x 13'5" (4.42m x 4.12m) front aspect double glazed window. A good range of white coloured base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink/drainers unit with mixer tap, space and plumbing below washing machine/dishwasher, space for fridge/freezer and cooker, ample wood effect working surfaces, laminate flooring, understairs cupboard

LOUNGE 13'9" x 11'4" (4.25m x 3.48m) two rear aspect double glazed windows.

First floor landing with access to roof void and built in storage cupboard.

BEDROOM ONE 11'52 x 10'4" (3.51m x 3.18m) rear aspect double glazed window built in over stairs cupboard

BEDROOM TWO 10'5" x 10'2" (3.19m x 3.10m) front aspect double glazed window

BEDROOM THREE 11'5" max x 7'2" (3.51m max x 2.20m) front aspect double glazed window.

SHOWER ROOM 7'1" x 6'1" (2.16m x 1.85m) front aspect obscured double glazed window, large walk in shower cubicle with glazed screen, mains fed shower with hand help attachment and raindrop shower head, vanity unit with cupboard below, mixer tap, low level wc with concealed cistern, aquaboard and part tiled walls, towel

rail//radiator.

OUTSIDE

FRONT GARDEN is open planned and pebbled for low maintenance.

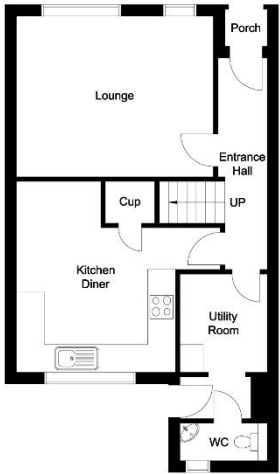
REAR GARDEN is fenced to all sides, partly pebbled, a good area of lawn (currently being reseeded), paved patio and gated pedestrian access to the rear. Scope for one off road parking space.

GENERAL REMARKS & STIPULATIONS

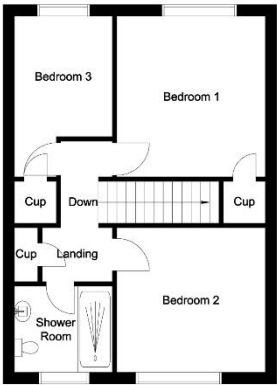
Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band A
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing 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 September 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



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