



29 SMEATH LANE CLARBOROUGH

A very nicely presented and extended three bedroom terraced house with a 21ft rear aspect living room leading into the garden. The property has been lovingly modernised by the current owners with a new kitchen and windows fitted in 2022, new central heating system and boiler in 2017 and the bathroom was refitted in 2025. The garden does provide the possibility for one off road parking space, subject to planning.

£175,000

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29 SMEATH LANE, CLARBOROUGH,
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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///added.decoded.twinkling

ACCOMMODATION

Part glazed UPVC door into

ENTRANCE HALL door to

CLOAKROOM with front aspect obscure double glazed window. White low level wc, wall mounted hand basin, part tiled walls.

KITCHEN DINING ROOM 17'9" x 13'6" (5.45m x 4.16m) front aspect double glazed window. An extensive range of navy blue fitted base and wall mounted cupboard and drawer units. Single sink drainer unit with mixer tap, space and plumbing below for dishwasher, washing machine and one further appliance. Indesit electric oven with four ring induction hob with stainless steel canopy above, integrated fridge and freezer. Ample marble effect working surfaces with matching upstands, central island with cupboards below and breakfast bar, part tiled walls, ceramic tiled flooring. Under stairs storage cupboard. Recessed lighting.

INNER HALLWAY 12'7" x 3'4" (3.88m x 1.05m) with stairs to first floor landing. Part glazed door to garden.

LIVING ROOM 21'0" x 13'2" (6.44m x 4.03m) double glazed picture window to the rear and high level double glazed window to the side. Wall light points, TV and telephone points, central light/fans.

FIRST FLOOR LANDING with access to roof void. Cupboard housing wall mounted Worcester gas fired central heating combination boiler.

BEDROOM ONE 11'6" x 10'4" (3.53m x 3.18m) rear aspect double glazed window. Built-in wardrobe.

BEDROOM TWO 10'4" x 10'2" (3.18m x 3.12m) front aspect double glazed window.

BEDROOM THREE 11'5" x 7'2" (3.52m x 2.19m) maximum dimensions, rear aspect double glazed window. Built-in cupboard recess with storage above.

REFITTED BATHROOM 7'2" x 5'9" (2.18m x 1.79m) front aspect obscure double glazed window. Three piece white suite of panel enclosed bath with mains fed shower, handheld attachment and raindrop shower head. Vanity unit with inset sink, mixer taps and soft close drawers below in navy blue. Low level wc with concealed cistern. Chrome towel rail radiator. Part tiled walls.

OUTSIDE

The front is pebbled for low maintenance, external water supply and path to the front door.

The rear garden which is also accessed from Broad Gores and Gill Green Close. The garden is fenced and walled to all sides with personal gate to the rear. Full width paved patio, retaining dwarf wall and step down to the garden which has astro turf and slating for low maintenance with brick surround. To the rear of the plot is a paved patio area with timber shed. This is the area which could create the off road parking, subject to planning.

GENERAL REMARKS & STIPULATIONS

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