



2 Summit Villas Main Street,  
Clarborough, DN22 9LN



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## Offers in excess of £270,000

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This well-presented semi-detached house offers a balanced blend of comfortable living spaces and practical features, making it an appealing proposition for those seeking a family home in Clarborough, Nottinghamshire. This property comprises three bedrooms and one family bathroom, providing ample accommodation for family living. The freehold tenure offers long-term security, while the thoughtful layout of the property ensures ease of use and flexibility.





Upon entry, residents are greeted by a tastefully appointed living room, featuring a log burner which creates a welcoming atmosphere and a focal point for the room. The large kitchen diner offers generous space for both food preparation and dining, ensuring that family meals or entertaining guests are easily accommodated. Directly accessible from the main living areas, the conservatory provides an additional reception space, enjoying garden views and ample natural light throughout the day.

#### Entrance Hallway

Accessed via a UPVC front door with obscure glazed panels, the entrance hallway features a radiator and a double-glazed window to the front aspect, providing a bright and welcoming first impression.

#### Lounge 4.83m x 3.99m (15'10" x 13'1")

A well-proportioned reception room featuring a multi-fuel burner with mantle and surround, TV point, double-glazed bay window to the front aspect, and a double panel radiator.



The property benefits from gas central heating, ensuring year-round warmth and efficiency. The presence of a private garden allows for relaxation outdoors and opportunity for personalisation through gardening or leisure activities. Further convenience is provided by driveway parking, offering ease of access and security for vehicles.

#### Kitchen Diner 7.09m x 3.05m (23'4" x 10'0")

A spacious kitchen diner with two double-glazed windows to the rear aspect. The kitchen area is fitted with a five-ring gas hob with extractor above, integrated electric fan-assisted oven, and a range of floor and wall-mounted cupboards. There is space for a large fridge freezer and a freestanding dishwasher, along with a sink with mixer tap and drainer. Double-glazed French doors lead into the conservatory, and additional features include a double panel radiator and an under-stairs storage cupboard.

EPC rating is C and the tenure is freehold.

#### Local area

Clarbrough is a well-regarded village in Nottinghamshire, noted for its welcoming community atmosphere. The location is particularly advantageous for families with children, due to its proximity to local primary schools. Residents enjoy access to local amenities and transport links, making it suitable for both commuters and those seeking a quieter village lifestyle.

#### Conservatory 3.88m x 3.58m (12'8" x 11'8")

A bright conservatory with double glazing to three aspects, three double panel radiators, and double-glazed doors opening out onto the rear patio and garden.

#### Downstairs WC / Utility Area

Fitted with a flush WC and wall-mounted wash hand basin, with space and plumbing for a freestanding washing machine. Double-glazed obscure glass window to the side





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aspect and housing the Worcester gas-fired boiler.

**Bedroom One 4.9m x 3.64m (16'1" x 11'11")**

A generous double bedroom with two double-glazed windows to the front aspect, single panel radiator, fitted wardrobe, and TV point.

**Bedroom Two 3.19m x 3m (10'6" x 9'10")**

Another well-sized bedroom with a double-glazed window, double panel radiator, and an attractive Victorian fireplace with grate.

**Bedroom Three 3.47m x 1.9m (11'5" x 6'2")**

Double bedroom featuring a double-glazed window, double panel radiator, carpeted flooring, and fitted wardrobe housing the hot water storage tank.

**Bathroom 2m x 3.74m (6'7" x 12'4")**

The bathroom comprises a flush WC, corner curved bath with mixer tap and shower attachment, walk-in en-suite style shower cubicle with wall-mounted shower and controls, wash hand basin set within a vanity unit with mixer tap, heated towel rail, and two double-glazed windows to the rear aspect.

**Gardens and Grounds**

To the front the gravel driveway with gated access directly from the main road.

A private and enclosed rear garden bordered by hedging and fencing, featuring a patio seating area and lawn. Additional highlights include a former pond, side access to the property, hardstanding, and a greenhouse.



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### Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

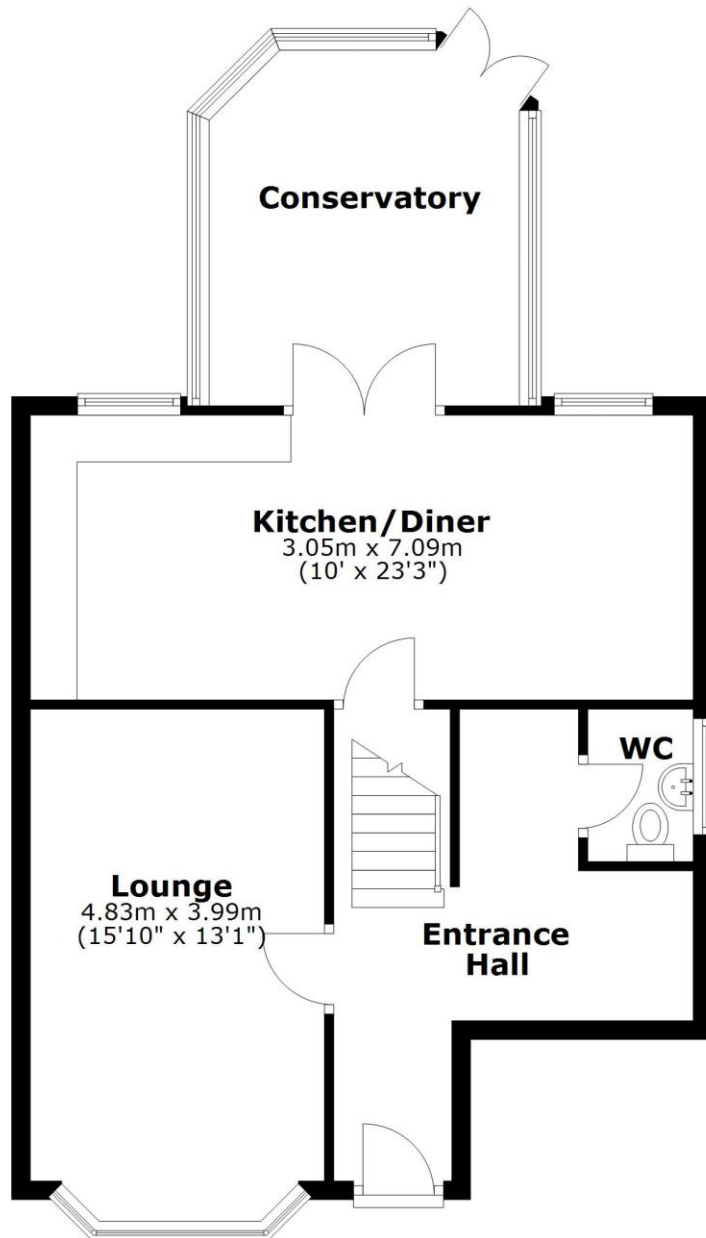
### Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



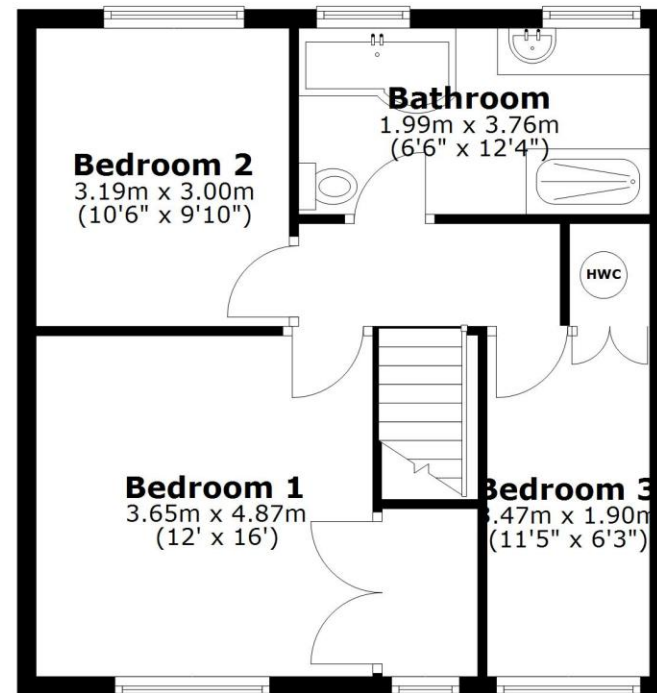
## Ground Floor

Approx. 66.4 sq. metres (714.8 sq. feet)

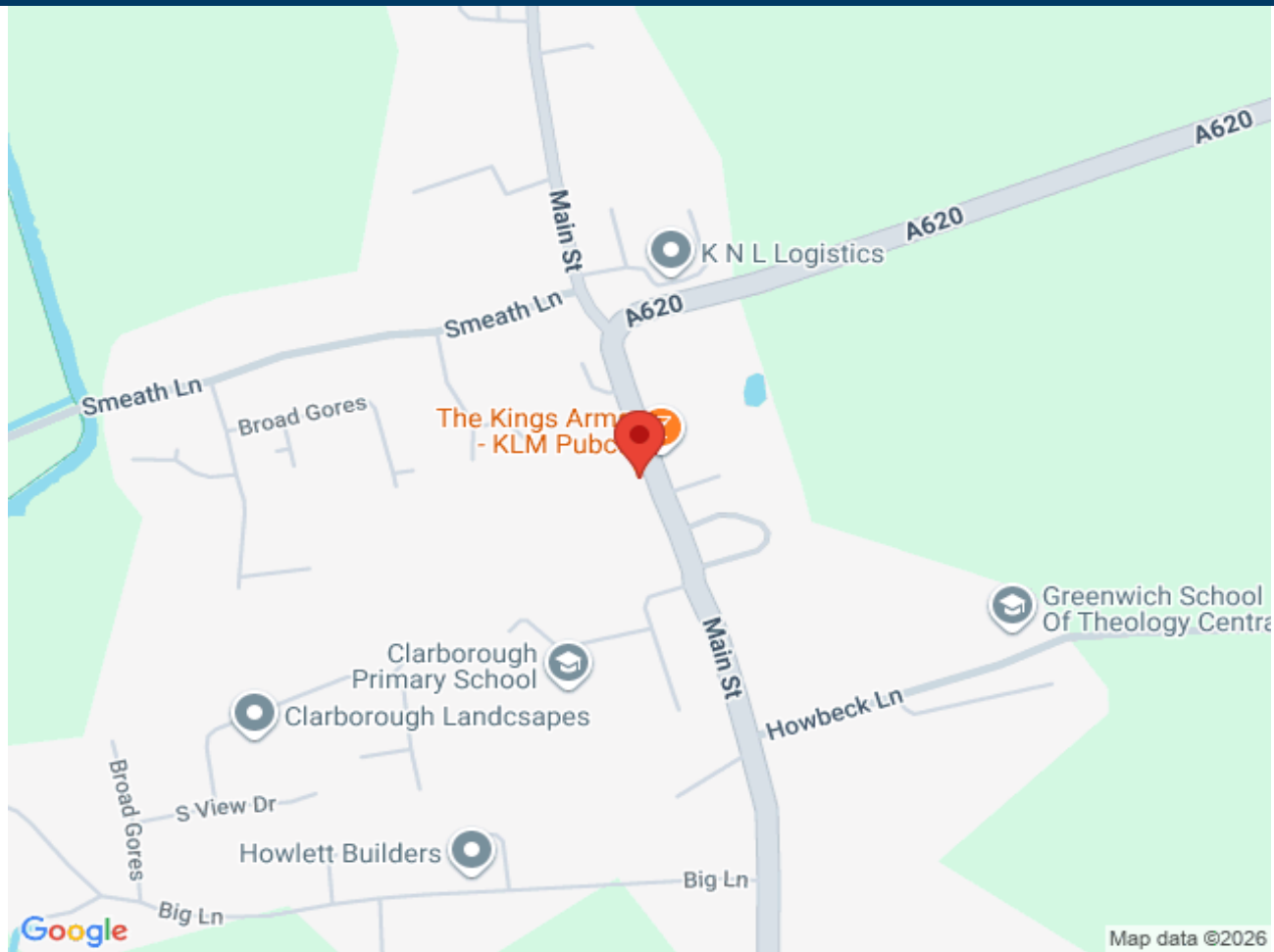


## First Floor

Approx. 46.7 sq. metres (502.7 sq. feet)



Total area: approx. 113.1 sq. metres (1217.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

