



7 PEAR TREE CLOSE CLARBOROUGH

A modern two bedroom semi detached house in this small, favoured cul-de-sac in the heart of the popular village of Clarbrough. The property does require some cosmetic attention and offers a private enclosed garden with large timber workshop as well as a long driveway and single garage.

£135,000

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Property and Business Consultants

7 PEAR TREE CLOSE, CLARBOROUGH,
RETFORD, DN22 9NP

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///rural.impulse.bothor

ACCOMMODATION

Double glazed Porch with tiled floor and half glazed door to

ENTRANCE VESTIBULE with tiled flooring, under stairs cupboard and arched doorway to

KITCHEN DINING ROOM 12'0" x 8'7" (3.69m x 2.65m) side aspect double glazed window. Bifold wooden doors leading into the conservatory. A good range of base and wall mounted cupboard and drawer units, stainless steel sink drainer unit with space and plumbing below for washing machine, space for under counter appliance, ample working surfaces, built-in electric oven with four ring gas hob above. Wall mounted gas fired central heating boiler, part tiled walls, tiled flooring, recessed lighting.

CONSERVATORY 9'9" x 9'0" (3.03m x 2.78m) UPVC with polycarbonate roof, double glazed French doors to the garden, tiled flooring.

LOUNGE 14'8" x 12'0" (4.51m x 3.69m) front aspect oriel bay window, feature wood fire surround with pebble effect gas fire, TV and telephone points, stairs to

FIRST FLOOR LANDING with wooden handrail and spindles. Access to roof void, side aspect double glazed window.

BEDROOM ONE 10'2" x 8'7" (3.12m x 2.64m) front aspect double glazed window. Full width range of fitted wardrobes with sliding doors, one of which is mirror fronted.

BEDROOM TWO 12'0" x 8'7" (3.69m x 2.64m) rear aspect double glazed window. Spot lighting.

BATHROOM 8'9" x 4'9" (2.72m x 1.48m) three piece white suite of panel enclosed bath with electric shower over and glazed screen. Pedestal hand basin, low level wc, recessed lighting, over stairs

built-in airing cupboard with factory lagged hot water cylinder and fitted immersion. Part tiled walls.

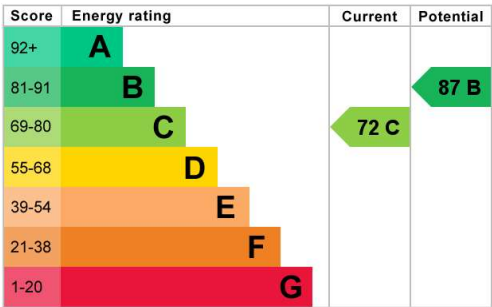
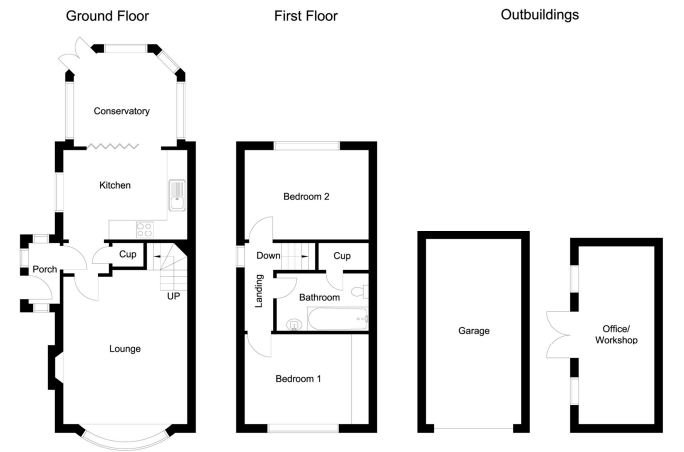
OUTSIDE

The front is open planned with a good area of lawn and some established shrubs. There is a long stoned and paved driveway with space for several vehicles which leads to a concrete sectional **SINGLE GARAGE** with up and over door. There is a paved path with wrought iron gate leading to the ear garden.

The rear garden is hedged and fenced and offers a good degree of privacy, mainly lawned with some shrub surrounds. Small shed and large timber workshop which is insulated with power and light.

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 July 2026.



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