



53 BROAD GORES, CLARBOROUGH  
£270,000

BROWN & CO

# 53 BROAD GORES, CLARBOROUGH, RETFORD, NOTTINGHAMSHIRE, DN22 9JX

## DESCRIPTION

Situated at the end of this small and popular cul-de-sac is this extended three bedroom detached family home which is being offered for sale in really good order throughout. The property benefits from a dual aspect lounge and a modern refitted kitchen and dining room. In addition, there are good sized gardens to the front and rear, off road parking and attached single garage which (subject to planning) could provide the opportunity to extend above. Viewing is strongly recommended.

## LOCATION

The property is set back from Main Street in the ever popular village of Clarborough which is served by several amenities including primary school, convenience store, public house, bus routes etc. Rolling countryside and a wealth of lanes, bridleways and footpaths are on hand. The transport network is excellent via road, rail and air.

## DIRECTIONS

From our offices on Grove Street, at the traffic lights turn left onto Arlington Way. At the second set of lights turn right onto Moorgate. Proceed out of Retford, up Moorgate hill, along Welham Road passing The Hop Pole. The road bears round sharp left and as you drive into Clarborough, take the second turning left onto Big Lane. At the bottom turn right onto Broad Gores and no. 53 will be found in the far right hand corner.

## ACCOMMODATION

Part glazed composite door to **ENTRANCE PORCH** with side aspect double glazed window, tiled floor, door to passageway and UPVC door to

**ENTRANCE HALL** 5'9" x 5'8" (1.79m x 1.77m) with dark oak coloured laminate flooring, under stairs storage cupboard, telephone point.

**CLOAKROOM** rear aspect with high level obscure double glazed window, white low level wc with a range of fitted shelving behind, rectangular vanity unit with mixer tap and cupboard below with display shelving to the right. Tiled walls, oak coloured laminate flooring.

**LOUNGE** 24'2" x 16'2" (7.38m x 4.92m) maximum dimensions. Front aspect double glazed picture window with views to the allotments and open field to the right. Additional double glazed sliding doors, picture window overlooking the rear garden, dark oak laminate flooring, recessed fitted pebble effect electric fire on raised marble hearth, TV and telephone points, stairs to first floor landing.



**KITCHEN** 12'7" x 8'8" (3.86m x 2.69m) front aspect double glazed window with views to the Parish Pasture. An extensive range of high gloss cream coloured base and wall mounted cupboard and drawer units, 1 1/4 stainless steel sink drainer unit with mixer tap, integrated dishwasher below, built in electric oven and grill, four ring gas hob with glass and black extractor canopy over, ample working surfaces, under cupboard lighting, part tiled walls, space and plumbing for washing machine, space for upright fridge freezer, recessed downlighting, ceramic tiled flooring.



**DINING ROOM** 11'9" x 8'8" (3.62m x 2.69m) accessed by way of an hexagonal arch, double glazed UPVC door and window leading to and overlooking the garden. Ceramic tiled flooring, range of spot lighting.



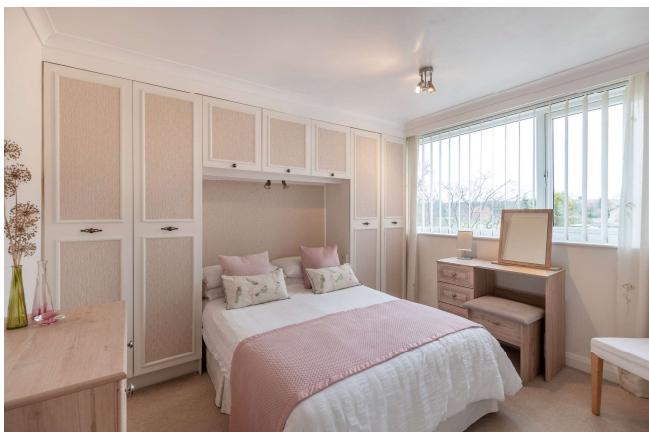
## FIRST FLOOR

**GALLERY STYLE LANDING** side aspect obscure double glazed window, access to roof void (part boarded with ladder).

**BEDROOM ONE 13'7" x 8'7" (4.17m x 2.72m)** front aspect double glazed picture window with views to the allotments and open fields, range of built in bedroom furniture incorporating two double wardrobes with ample hanging and shelving space, overbed storage cupboards with spotlighting, telephone point.



**BEDROOM TWO 10'9" x 9'5" (3.33m x 2.88m)** rear aspect double glazed picture window with views to the garden and distant views to farmland and open space to the side, range of built in bedroom furniture incorporating two double wardrobes with ample hanging and shelving space, overbed storage cupboards with spotlighting.



**BEDROOM THREE 8'10" x 6'10" (2.74m x 2.12m)** front aspect double glazed window, views to garden, allotments and open fields beyond.

**SHOWER ROOM 7'6" x 6'2" (2.32m x 1.88m)** rear aspect obscure double glazed window, refitted in 2017, double width shower cubicle with sliding glazed doors, mermaid boarding, mains fed shower, vanity unit with inset sink with mixer tap with white cupboards below, low level wc with concealed cistern, display shelving, wall mounted mirror with lighting and shaver socket above, two chrome towel rail radiators. Ceramic tiled flooring, tiled walls, UPVC ceiling, recessed lighting.



## OUTSIDE

The front of the property is open planned with a well-stocked and established pebbled garden for low maintenance, herringbone block paved drive which provides space for two tandem cars and leads to **SINGLE GARAGE** with metal up and over door, reroofed approx. 1 year ago, personal door into the side and rear aspect window. There is a gate giving access to the passageway, which is covered in recently replaced plastic corrugated roofing, range of fitted cupboards, wall mounted gas fired central heating combination boiler (refitted in 2021) and this in turn leads to the rear garden.

The rear garden is of a nice size, fenced and hedged with various areas including paved patio, pebbled shrub beds, box hedging and nicely stocked with a good variety of plants and other foliage. Two timber sheds to the rear of the plot. Additional corner paved patio with raised flower bed to the side. External water supply and lighting.

## 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 C.

**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.

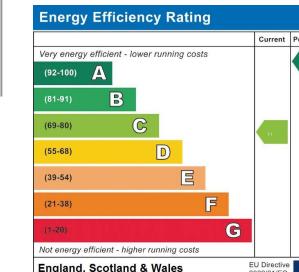
**Viewing:** Please contact the Retford office on 01777 709112.

**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.

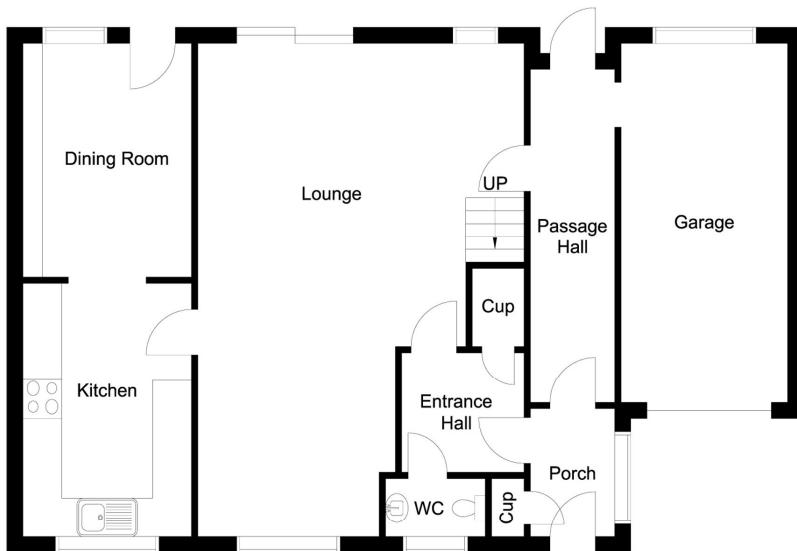
**Agents Note:** In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

**Financial Services:** In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

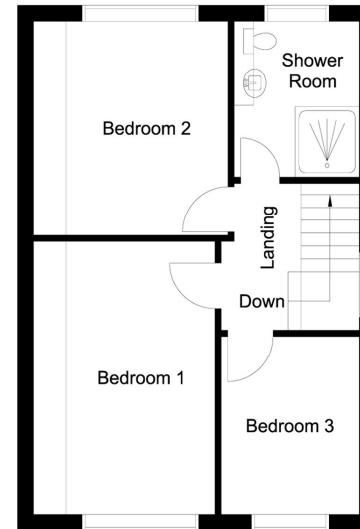
These particulars were prepared in March 2022.



## Ground Floor



## First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted this plan.  
CP Property Services @2022

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