



FIELD HOUSE LODGE, CLARBOROUGH  
£325,000

**BROWN & CO**

## FIELD HOUSE LODGE, MAIN STREET, CLARBOROUGH, RETFORD, DN22 9LS

### DESCRIPTION

Deceptive four bedroom detached bungalow, rich in natural light, and having been lovingly improved in recent times. The property delivers a flexible layout with specification, including refitted kitchen, en suite shower room, and principal shower room.

The lounge is dual aspect, including patio doors to side, ample dining space is central to the kitchen with wraparound units and an array of integrated appliances.

The master bedroom has an attractive range of contemporary inbuilt furniture with en suite shower room off, also re-fitted in a contemporary style. Whilst the fourth bedroom is perfect for use as a study, hobbies etc.

Externally, the property offers attractive, yet manageable gardens to front and rear, useful side amenity area and good gravel driveway, facilitating off-road parking, turning and maneuvering.

The property is equipped with gas fired central heating, UPVC double glazing, UPVC soffits and fascias to ease maintenance and the running economies of the bungalow are enhanced by the provision of solar panels, average payments received over the last 3 years is £1,770 per annum.

### LOCATION

Clarbrough is a highly regarded and well served village presently boasting a variety of local amenities including convenience store, primary school, public houses, village hall etc. There are fine walks along country lanes and footpaths in this area and the market town of Retford lies a short car journey away where a full range of residential facilities can be found.

This area in general is served by excellent transport links. Retford has a direct rail service into London Kings Cross (approx. 1 hour 30 minutes). The A1 lies to the west from which the wider motorway network is accessible and air travel is convenient by international airport, Nottingham East Midlands. Leisure amenities and

educational facilities (both state and independent are well catered for).

### DIRECTIONS

what3words///pave.supplier.resting

### ACCOMMODATION

**LOUNGE 20'6" x 11'8" (6.25m x 3.55m)** dual aspect, including patio doors to side, wood laminate floor covering, fitted bookcase concealing former fireplace.



**INNER HALL** access hatch to roof void with loft ladder, wood laminate floor covering.

**DINING KITCHEN 16'5" x 10'5" to 14'0" (5.00m x 4.28m to 3.17m)** comprehensively fitted with range of attractive Ivory cream country units, wood block effect worktops, ample dining space, range of integrated appliances including oven, five burner gas hob, extractor, dishwasher, washing machine and fridge. Wood laminate floor covering, stable style side entrance door, concealed gas fired central heating boiler.



**BEDROOM ONE 12'1" x 10'5" (3.69m x 3.17m)** measured to rear of attractive range of inbuilt furniture of wardrobes and top-level storage, front aspect, wood laminate floor covering.



**EN SUITE SHOWER ROOM** 1200 shower enclosure attractively tiled electric shower range of vanity units, hosting basin, quartz, vanity surface and concealing cistern to WC. Fully tiled walls to coordinate, towel warmer.

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**BEDROOM TWO 11'8" x 11'6" (3.55m x 3.50m)** inbuilt double wardrobe, dual aspect, wood laminate floor covering.



**BEDROOM THREE 11'8" x 8'3" (3.55m x 2.51m)** inbuilt wardrobe, side aspect, wood laminate floor covering.

**BEDROOM FOUR 9'0" x 7'1" (2.74m x 2.16m)** side aspect, wood laminate floor covering.

**PRINCIPAL SHOWER ROOM** generous 1500 shower enclosure with overhead rainfall shower and additional handset, range of vanity

units including integrated basin and concealing cistern to WC, attractive fully tiled walls and flooring to complement, excellent linen cupboard, towel warmer.



## OUTSIDE

Gated gravelled driveway featuring turning head/vehicle parking area and passing by the side of the property to deliver further vehicle parking.

Front lawned garden with perimeter shrubbery and continuation of grassed amenity area to the other side of the bungalow.

Rear garden with paved patio areas partly enclosed by walling, further lawn and shrubs.

Timber garden store.

**AGENTS NOTE – SOLAR PANELS:** The Feed-in Tariff Agreement records payments based on a Generation Tariff of 43.3p/kwh and Export Tariff of 3.1p/kwh. The Terms may be transferred subject to the written agreement of SSE.

## 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 D.

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.

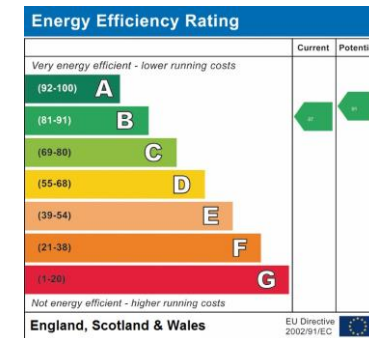
Viewing: Please contact the Retford office on 01777 709112.

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 April 2023.





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 rooms 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. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.  
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