



21 HOWBECK LANE

CLARBOROUGH | RETFORD

A three-bedroom detached bungalow with detached garage and good sized rear garden that sits in an envious and elevated position in the popular village of Clarbrough. The home briefly comprises of three bedrooms, lounge/diner, kitchen, Family Bathroom and garden room.

£230,000

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BROWN & CO

Property and Business Consultants

21 HOWBECK LANE, CLARBOROUGH, RETFORD,
NOTTINGHAMSHIRE, DN22 9LW

DESCRIPTION

A three-bedroom detached bungalow with detached garage and good sized rear garden that sits in an envious and elevated position in the popular village of Clarborough. The owners have had plans drafted for a significant extension which they are happy for any prospective purchasers to have sight of. All in all this is a fantastic opportunity for home owner occupiers.

LOCATION

The property enjoys a location nestled on Howbeck Lane towards the periphery of the much favoured village of Clarborough. The neighbours are similar calibre bungalows and the property enjoys rearward views over paddocks. There are excellent walks within the area leading off Howbeck Lane itself.

The village boasts local schooling and public house and is presently upon a bus route to Retford and Gainsborough. The area in general is served by excellent communication links by road, rail and air. Main shopping facilities lie in the town of Retford approximately three miles by car.

DIRECTIONS

Leaving Retford town centre Market Square via Grove Street turn left at the traffic lights onto Arlington Way. Proceed over the next lights and at the next set turn right on the A620 sign posted Gainsborough. After passing through Welham enter Clarborough and take the second turning right onto Howbeck Lane the property will be found towards the top of the road on your left hand side.

ACCOMMODATION

ENTRANCE HALL with doors through to rooms and built-in storage cupboards. Loft access. radiator.

KITCHEN 7'9" x 10'7" (2.38m x 3.22m) with dual aspect uPVC double glazed windows, a range of traditional white matt base and storage units with complimenting walnut effect worktop with contemporary tiled splash back and tiled flooring. Space for cooker space, and plumbing for washing machine and dryer. Plumbing for dishwasher. Extractor fan, ceiling mounted spot lights, alarm control panel.

LIVING ROOM 13'11" x 19'1" (4.24m x 5.83m) with radiator, front aspect uPVC double glazed window, dado rails, neutral décor, feature fireplace with ornate surround. Open fire. Ceiling mounted lights.

BEDROOM ONE 11'11" x 13'0" (3.62m x 3.96m) with rear aspect uPVC double glazed window, radiator, ceiling mounted light and neutral décor.

BEDROOM TWO 6'9" x 8'10" (2.05m x 2.70m) with rear aspect uPVC double glazed window, radiator, ceiling mounted light.

BEDROOM THREE 7'7" x 8'1" (2.31m x 2.47m) with front aspect uPVC double glazed window, radiator, ceiling mounted light and neutral décor.

BATHROOM with white panelled bath, wall mounted electric shower, uPVC double glazed frosted window. Ceiling mounted light. Hand wash basin and pedestal, low level flush wc, tiled flooring, heated chrome towel rail.

OUTSIDE

Frontage onto Howbeck Lane with elevated front buffer garden with mature border plants. Driveway leading up to detached single garage with up-and-over door. To the rear there is a large garden mainly laid to lawn with post and rail back border onto lane to rear.

CONSERVATORY with uPVC double glazed windows. Access externally only. Store to rear of garage.

GENERAL REMARKS and 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 B.

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.

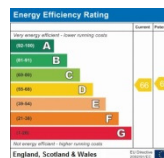
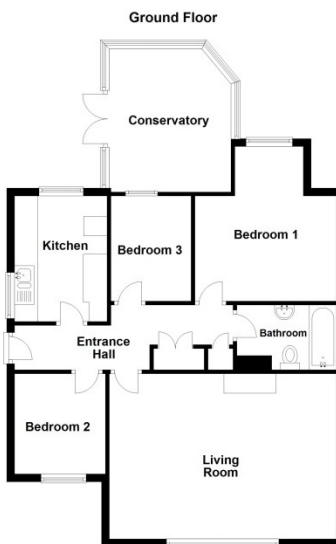
Viewing: Please contact the Retford office on 01777 709112.

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: Intending buyers will be asked to produce original Identity Documentation and Proof of Address before Solicitors are instructed.

Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in January 2019.



IMPORTANT NOTICES

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