



Cornerstones Main Street,Clarborough Retford DN22 9LN

welcome to

Cornerstones Main Street, Clarborough Retford

An attractive three bedroom detached family property offering spacious accommodation, comprehensive fitted kitchen, conservatory, cloakroom, modern shower room, large driveway, garage and attractive landscaped rear garden. An ideal family home in a sought-after location.



Entrance Hall

Double glazed window, central heating radiator and understairs storage.

Cloakroom

Fitted with a wash hand basin and a w.c.
Complementary flooring and a heated towel rail.

Sitting Room/Living Room

Dual aspect room as overlooking both front and rear gardens with double glazed window and patio doors, feature fire surround with an electric fire inset, two central heating radiators.

Kitchen

Fitted with a comprehensive range of grey wall and base units with worksurfaces to complement and a ceramic sink with boiling water tap and drainer. Centre island unit with integrated granite breakfast bar and a table top Welsh dresser. Neff integrated induction hob, combination microwave and warming/proving drawer and an integrated dishwasher, there is also space for an American fridge freezer. Under unit lighting, kick board heating, splashback tiling and a central heating radiator.

Conservatory

Double glazed windows and doors leading out onto the rear garden. Added in 2021.

Landing

Stairs leading to the landing with airing cupboard, full height cupboard with shelving and a central heating radiator.

Main Bedroom

Fitted wardrobes to one wall, central heating radiator and a double glazed window to the rear.

Bedroom Two

Central heating radiator and a double glazed window.

Bedroom Three

Central heating radiator and a double glazed window.

Shower Room

Fitted with a wash hand basin which has mirror above with shaver point and integrated mirror, w.c. and a double shower cubicle. Complementary flooring, aquaboard splash back, loft access with pull down ladder, double glazed window and a heated towel rail.

Front Garden

Lawned garden area with mature plants and shrubs.

Driveway

Larger than average driveway with parking for multiple vehicles. External electrical double socket and access door to the rear garden.

Rear Garden

Fully enclosed garden which faces south and west. Beautiful landscaped gardens with block paved patio area close to the house ideal for entertaining. Lawned garden with raised beds and mature magnolia and Acer tree and a pebbled low maintenance area with mature plants, trees and shrubs towards the bottom of the garden along with a good sized greenhouse.

Garage

Up and over door, power, light and rear courtesy door.

Agent Note

Most of the windows were replaced in 2024
Property has full fibre broadband

Agent Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online [williamhbrown.co.uk/Property/RFD111046](https://www.williamhbrown.co.uk/Property/RFD111046)



welcome to

Cornerstones Main Street, Claborough Retford

- Beautifully presented three bedroom detached family home
- Spacious lounge and dining area with modern recently refitted breakfast kitchen
- Conservatory overlooking the rear garden
- Large driveway with ample parking
- Landscaped rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD111046



Property Ref:
RFD111046 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



williamhbrown.co.uk