

# BURGIN ATKINSON

& C O M P A N Y

Sell from  
**£995**  
upfront (inc VAT)  
Any Property  
Any Price



## 35 Smeath Lane

Clarbrough, Retford, DN22 9JU

**Offers Around £135,000**



MID TERRACED PROPERTY - 3 BEDROOMS - CHAIN FREE - KITCHEN DINER - LOUNGE - FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM - FRONT GARDN - REAR PATIO AREA - OFF ROAD PARKING FOR TWO CARS WITH GARAGE - SET IN THE VILLAGE OF CLARBOROUGH - CLOSE TO SHOPS - VIEWING ADVISED.



## Description

Nicely presented three-bedroom, mid terraced property with no onward chain. The property is located within the highly desirable village of Claborough which offers a highly regarded primary school, independent local stores and great transport links via road and rail, with direct Kings Cross access from Retford.

Internally, the property offers a large open plan kitchen diner following through into a spacious lounge area. There is also a downstairs cloakroom which has a toilet and sink. To the first floor is two generously sized bedrooms, a further smaller bedroom and a three-piece suite family bathroom.

To the front of the property there is a lawned area with off road parking. To the rear is an enclosed patio area with a rear entrance to the property, beside the single garage with off road parking for two cars.

This property requires a viewing to not only appreciate a lovely home but also the fantastic village of Claborough in which it is located.

**Entrance Porch 3'4" x 4'10" (1.04 x 1.49)**

**Cloakroom 2'7" x 5'6" (0.81 x 1.69)**

**Dining Kitchen 10'1" x 17'10" (3.09 x 5.44)**

**Hallway 12'3" x 3'5" (3.75 x 1.06)**

**Lounge 11'3" x 13'10" (3.45 x 4.24)**

**Master Bedroom 11'5" x 10'4" (3.50 x 3.15)**

**Bedroom Two 10'1" x 10'3" (3.08 x 3.13)**

**Bedroom Three 8'5" x 7'0" (2.57 x 2.15)**

**Bathroom 5'11" x 7'0" (1.82 x 2.15 )**

**Garage 15'4" x 8'5" (4.69 x 2.58)**

## Outside

To the front of the property there is a lawned area with space for parking and to the rear is an enclosed patio area. There is also a rear entrance to the property beside the single garage.

## 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: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services 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.

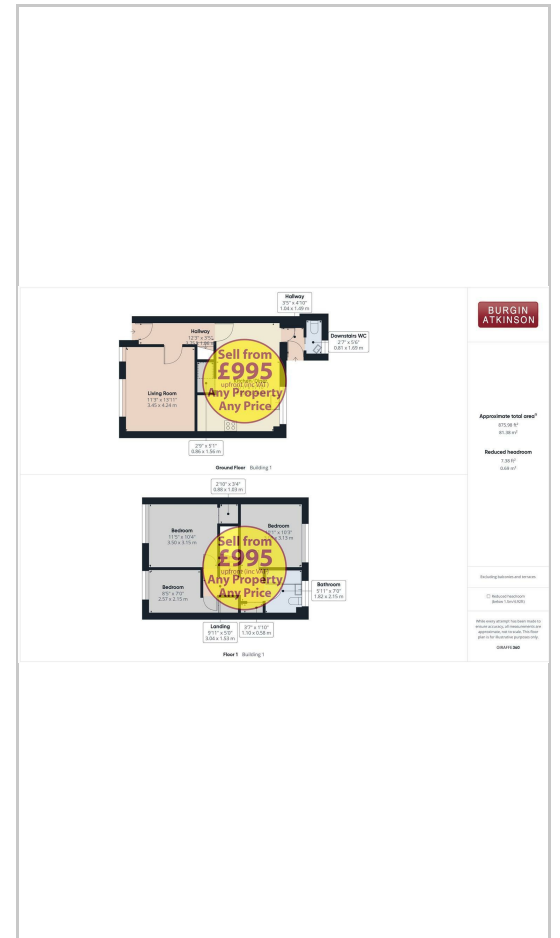
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

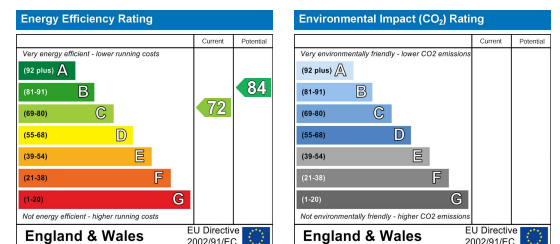
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.