



Main Street, Clarborough, DN22 9LN

Offers in Region of **£550,000**

An impressive FOUR DOUBLE BEDROOM detached family home, thoughtfully designed to capture an abundance of natural light. Showcasing several family-orientated living spaces, the ground floor living accommodation briefly comprises a welcoming entrance hall, ample lounge, open plan kitchen/ sitting room featuring a cosy log burner, adjacent utility room, dining room, light flooded conservatory, study, and a handy ground floor WC. To the first floor, a bright galleried landing leads to a beautifully arranged master suite, boasting a generous bedroom enjoying a walk-in wardrobe, air conditioning, and a well-appointed master en suite, a second bedroom with en suite facilities, two further double bedrooms benefitting from plentiful storage, and a family bathroom. Additional accommodation resides in a versatile outbuilding, comprising a home gym, office, and bar area, with annexe or home business potential- STPP. Outside sees a sizeable, fully enclosed laid to lawn rear garden and patio area, whilst a substantial private driveway and detached double garage provide parking in abundance. Well situated on a corner plot in the heart of Clarborough, known for its close-knit community, and ever popular for its balance between practicality for commuting and rural tranquillity, The Beeches enjoys a convenience store, a lively village pub, and Clarborough Primary School in its locality, which has most recently achieved a good Ofsted rating. The Georgian market town of Retford is a little further afield via the A620, hosting a wealth of everyday amenities, restaurants, bars, boutiques, recreational facilities, and schools for all age groups.









- Impressive FOUR DOUBLE BEDROOM Detached Family Home Measuring Approximately 208 Sq M.
- Four Family-Orientated Reception Rooms
- Beautifully Arranged Master Suite, Boasting a Generous Bedroom with Walk-In Wardrobe, Air Conditioning & Well-Appointed Master En Suite
- Versatile Outbuilding Currently Comprising a Home Gym, Office, & Bar Area
- Substantial Private Driveway & Detached Double Garage Providing Plentiful Parking
- Sizeable, Fully Enclosed Laid to Lawn Rear Garden & Large Patio Area
- Well Situated on a Corner Plot in the Heart of Clarborough
- Easy Access to Retford via the A620

Council Tax band: E

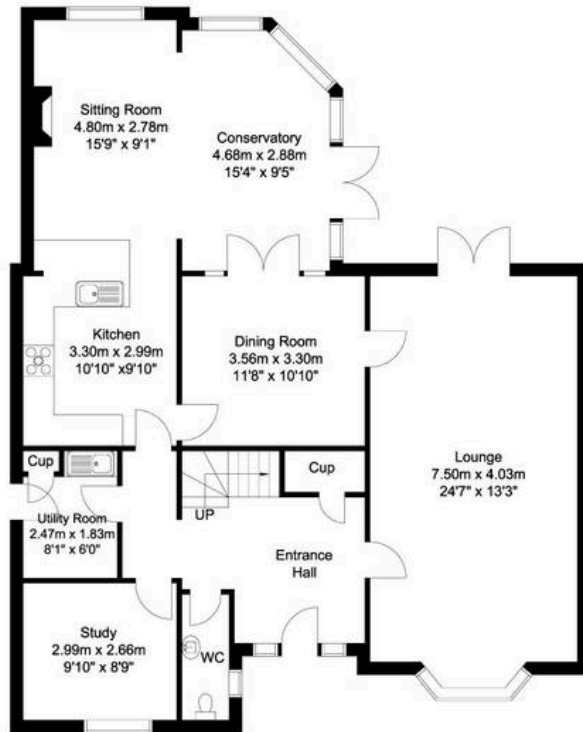
Tenure: Freehold

EPC Energy Efficiency Rating: C

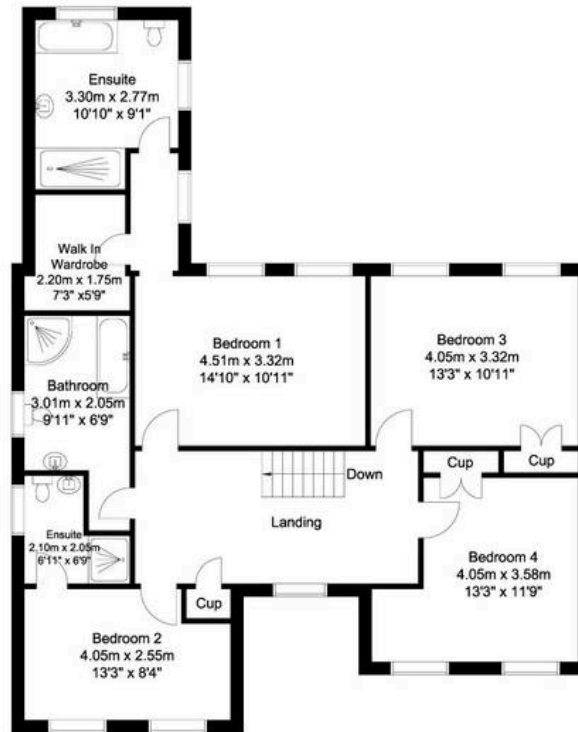
EPC Environmental Impact Rating: D



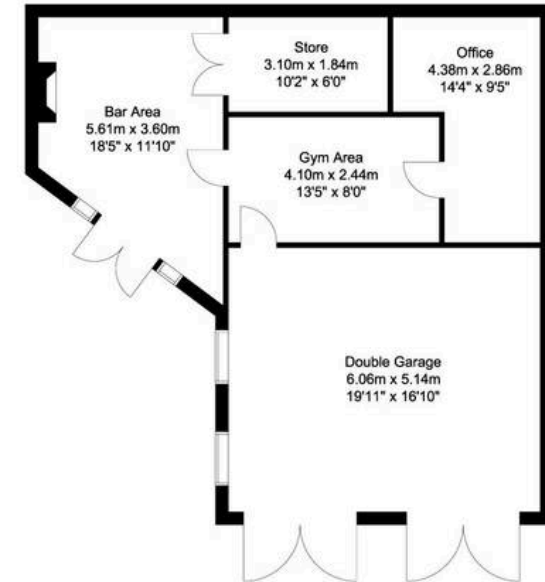
Ground Floor
113 sq m/1216.32 sq ft
Approx.



First Floor
95 sq m/1022.57 sq ft
Approx.



Outbuilding
74 sq m/796.52 sq ft
Approx.



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/ metrage if quoted on this plan..
CP Property Services @2025

