



## HOLBECK MAIN STREET

Clarborough Retford Nottinghamshire DN22 9LS

£230,000



**NEWTON**FALLOWELL 



Newton Fallowell are pleased to offer for sale this three/four bedroom bungalow occupying a generous sized plot in the popular village of Clarborough just 2.5 miles from Retford. Accommodation comprising of entrance hallway, lounge, kitchen, four bedrooms (one of these bedrooms could be used as a dining room) and house bathroom. The property also benefits from front and rear gardens as well as ample off road parking facilitated by a driveway.

#### ENTRANCE HALL

Enter the property via a upvc composite and obscure glazed and leaded French doors leading into the entrance hallway. The entrance hallway has coving to the ceiling, two panel radiators, wall mounted up lighters and doorways accessing all accommodation.

#### SITTING ROOM 14' 10" x 11' 11" (4.52m x 3.64m)

Upvc double glazed window to front aspect. Telephone and television points. Coving to the ceiling. Twin panel radiator. A feature of this room is the real coal effect gas fire sitting on a stone hearth with matching fire surround and mantel over.

#### KITCHEN 10' 11" x 10' 10" (3.32m x 3.30m)

The kitchen is fitted with a range of base and wall units under a work surface. Glazed and leaded display cabinets. Four ring induction 'De Dietrich' hob with extractor canopy over. Double 'Indesit' oven with grill. Ceiling mounted down lighters. Ceramic tiled floor covering. Upvc double glazed window to right aspect. Upvc composite and obscure glazed door to right aspect accessing the driveway. There is a doorway accessing the utility area. The utility area has plumbing and supply for a washing machine and tumble dryer. Upvc double glazed window to right aspect. Ceramic tiled floor covering matching that of the kitchen.



#### MASTER BEDROOM 10' 11" x 10' 11" (3.34m x 3.32m)

Upvc double glazed window to front aspect. Twin panel radiator. Fitted with a range of furniture comprising of both wardrobes and drawers in timber effect with mirrored fronts with built in soffit lighting.

#### BEDROOM TWO 11' 11" x 10' 6" (3.62m x 3.20m)

Upvc double glazed window to left aspect. Single panel radiator. Range of built in furniture comprising of wardrobes which have hanging rails and shelving within with both timber and mirrored cupboard fronts with internal soffit lights.

#### BEDROOM THREE 11' 11" x 8' 11" (3.63m x 2.71m)

Currently utilised as an office. Upvc double glazed window to rear aspect. Panel radiators. Range of fitted furniture matching that of the other two bedrooms.

#### BEDROOM FOUR/DINING ROOM 8' 6" x 8' 6" (2.59m x 2.58m)

Upvc double glazed sliding patio doors leading out to rear aspect. Panel radiator.

#### FAMILY BATHROOM 11' 11" x 7' 5" (3.62m x 2.26m)

Fitted with a four piece suite comprising of a low level dual coupled flush w.c., corner spa bath with jets and hand held shower attachment, wash hand basin and a quadrant shower enclosure with a mains fed shower within. Decorative ceramic tiling to full height to all walls and a complimentary ceramic tiled floor covering. Ceiling mounted down lighters. Obscure upvc double glazed window to rear aspect. Ceiling mounted extractor.



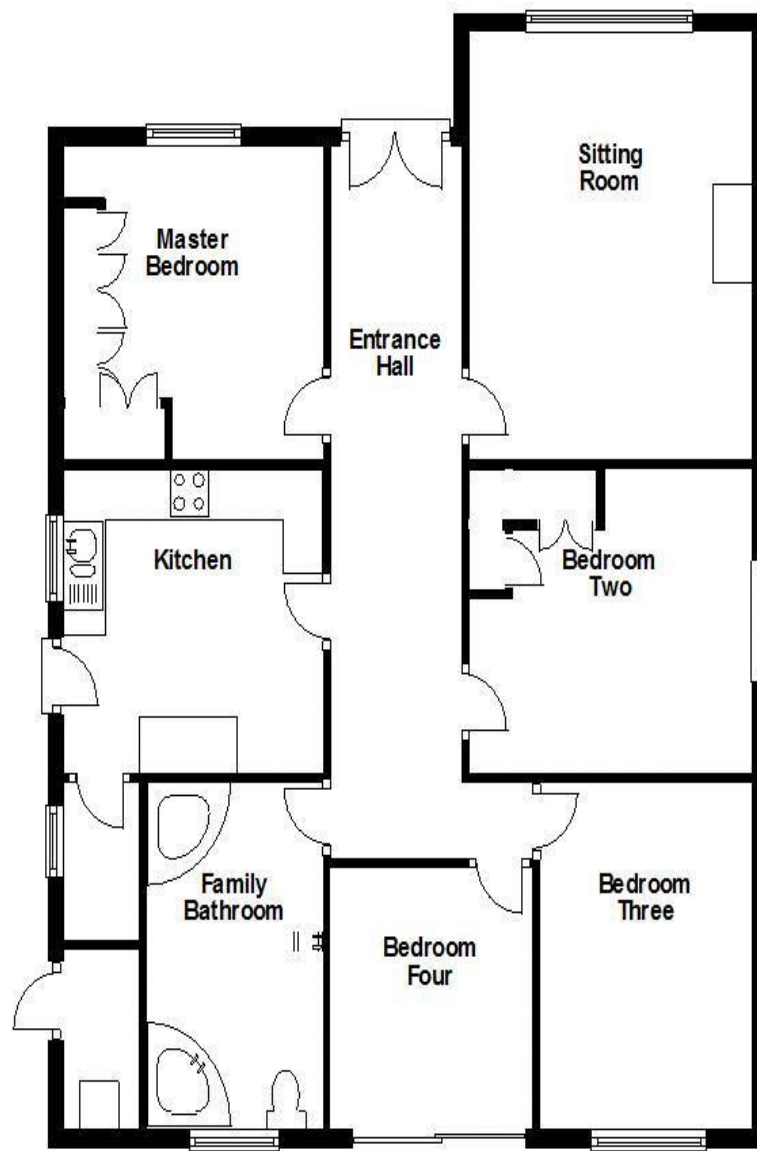
#### EXTERNALLY

The property is accessed off Main Street via a P gravel driveway through timber gates. The driveway forks creating a parking area to the front of the bungalow and continues as a driveway to the right and along the right side of the bungalow. The remainder of the front garden is laid to lawn and is surrounded by mature flower beds. Hedging boundaries to both front and right aspects. Post and panel fencing to left aspect. To the right of the bungalow the driveway is concrete. There is a door accessing a garden store. The back garden is laid to lawn with mature flower beds containing a mixture of plants and trees to left and right aspects. Sited to the top of the garden is a summer house which is timber constructed with a timber deck in front of the summer house. Concrete sectional garage with a metal up and over door to front aspect. Lean to potting shed.

#### COUNCIL TAX

Band C

## Ground Floor



# Energy Performance Certificate

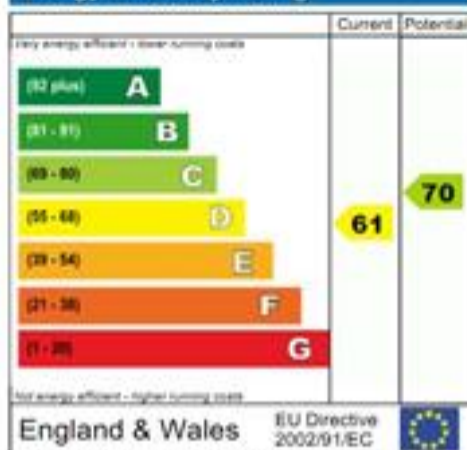


Holbeck  
Main Street  
Clarlborough  
RET FORD  
DN22 9LS

Dwelling type: Detached bungalow  
Date of assessment: 8 October 2008  
Date of certificate: 8 October 2008  
Reference number: 8191-1185-0220-3106-3083  
Total floor area: 97 m<sup>2</sup>

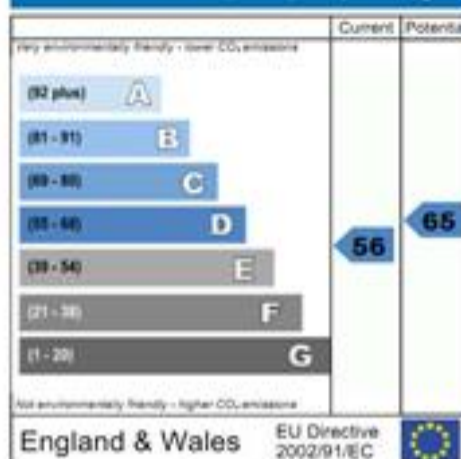
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 290 kWh/m <sup>2</sup> per year | 226 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 4.7 tonnes per year             | 3.7 tonnes per year             |
| Lighting                 | £95 per year                    | £47 per year                    |
| Heating                  | £565 per year                   | £468 per year                   |
| Hot water                | £96 per year                    | £85 per year                    |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to E&T to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)