BURGIN ATKINSON
& C O M P A N Y



Braeburn Cottage Home Rise

North Leverton, Retford, DN22 0FT

£375,000

3 1 1 B

3 DOUBLE BED DETACHED BUNGALOW - SITUATED ON A PRIVATE DEVELOPMENT WITH JUST FIVE HOMES - SOUGHT AFTER VILLAGE LOCATION - OPEN PLAN KITCHEN DINER + SPACIOUS LIVING ROOM - FRONT, SIDE + REAR GARDEN - DOUBLE GARAGE WITH DRIVEWAY OFFERING PARKING ACCESS FOR 2 CARS - COUNCIL TAX : D - EPC : B







Description

This spacious, three bedroom, detached bungalow is situated on Home Rise, North Leverton. North Leverton Village provides a primary school, a shop and post office along with a pub and a children's play park. The village also has a regular bus service accessing both the towns of Retford and Gainsborough.

The Market town of Retford is positioned just six miles away and boasts a wealth of amenities including supermarkets, boutiques, two theatres and a sports centre. There is a town centre park with a children's splash park and adventure playground and a bustling market 3 days a week in the square. The rail link from the town to London Kings Cross takes just one hour and twenty five minutes, the A1 is just 10.5 miles away and for those commuting.

This well-presented property opens into a welcoming entrance hall, thoughtfully designed to provide access to all principal rooms, creating a practical and well-balanced layout throughout.

The spacious kitchen/dining room is both stylish and functional, featuring integrated Hotpoint appliances including an induction hob with extractor hood above, a double oven, dishwasher, and full-height fridge freezer. The floor is fully tiled, enhancing both durability and aesthetic appeal. The dining area benefits from double patio doors that open directly onto the rear garden, allowing for an abundance of natural light and seamless indoor-outdoor living.

A separate utility room is conveniently positioned off the kitchen, fitted with base and wall units and a sink, while providing designated space for a washing machine and tumble dryer.

The dual-aspect living room offers a generous yet inviting space, ideal for both relaxation and entertaining. This room also features double patio doors leading to the rear garden, along with a traditional brick-built open fireplace complemented by a wooden mantel, creating a charming focal point.

The principal bedroom is bright and airy, while the second and third bedrooms are both comfortable double rooms, offering versatile accommodation suitable for family living, guests, or home working. The main bathroom is fully tiled and fitted with a bath and overhead shower, wash hand basin, and WC. An additional cloakroom, complete with WC and wash hand basin, provides further convenience.

Externally, the rear garden is predominantly laid to lawn and complemented by a spacious patio area, enhanced by an electric awning — ideal for outdoor dining and entertaining. To the front and side, the gardens are also mainly laid to lawn, with a stone pathway extending around the property. A double garage provides ample storage or secure parking, in addition to a driveway offering off-road parking for two vehicles.

To book a viewing, please give us a call on 01777 712611.

Living Room 15'7" x 14'7" (4.75 x 4.46)

Kitchen Diner 21'2" x 8'10" (6.47 x 2.71)

Utility Room 6'8" x 5'2" (2.05 x 1.60)

W/C 3'10" x 5'3" (1.17 x 1.61)

Bedroom One 11'8" x 13'0" (3.57 x 3.97)

Bedroom Two 13'6" x 9'8" (4.14 x 2.96)

Bedroom Three 13'6" x 7'5" (4.14 x 2.27)

Bathroom 5'9" x 9'3" (1.76 x 2.84)

Garage 18'9" x 18'1" (5.74 x 5.53)

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 D.
Services: Mains water, electricity and drainage are connected along with an oil 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.
Parking: Off Street Parking for 2 vehicles.
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.

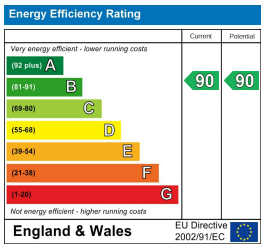
Area Map

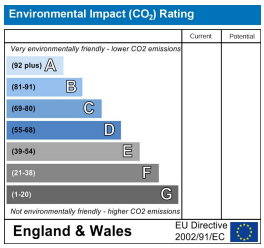


Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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