



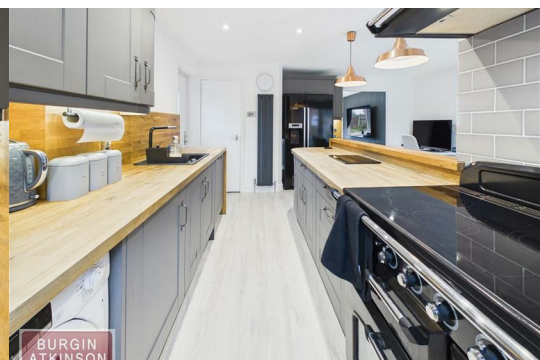
22 Manor Farm Rise

North Leverton, Retford, DN22 0BH

£205,000



WELL PRESENTED 3 BED DETACHED FAMILY HOME - MODERNISED THROUGHOUT - HIGHLY SOUGHT AFTER VILLAGE LOCATION - OPEN PLAN KITCHEN DINER - MAIN FAMILY BATHROOM - AMPLE OFF STREET PARKING WITH EV POINT - LANDSCAPED REAR GARDEN WITH OUTBUILDING



Description

This very well presented home is located on Manor Farm 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 as well as doctors surgery, hair salon, all within walking distance. 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.

Internally, the property opens into a welcoming entrance hall, finished with LVT flooring that continues throughout the ground floor. The living room is bright and spacious, featuring a bay window and decorative panelling to one wall with a contemporary floating media unit. To the rear aspect, the modern open-plan kitchen and dining area includes an integrated dishwasher and provides convenient access to both the side and rear of the property.

To the first floor, there are three bedrooms comprising a generous principal bedroom, a second double bedroom with built-in storage, and a third single bedroom. The contemporary family bathroom is fitted with an L-shaped bath and overhead shower, a wash hand basin set within a vanity unit, and a WC.

Externally, the front of the property offers ample off-road parking, with a block-paved driveway extending along the side to provide additional parking. The landscaped rear garden features Indian sandstone paving and an area of artificial lawn, creating a low-maintenance outdoor space. There is also a brick-built outbuilding providing additional storage, along with the benefit of an EV charging point.

Living Room 11'6" x 13'10" (3.52 x 4.22)

Kitchen/Living Area 15'2" x 12'0" max (4.64 x 3.68 max)

W/C 4'8" x 4'7" (1.43 x 1.40)

Bedroom One 8'9" x 13'9" (2.67 x 4.21)

Bedroom Two 8'7" x 10'0" (2.64 x 3.06)

Bedroom Three 6'3" x 9'1" (1.91 x 2.77)

Bathroom 6'2" x 6'5" (1.88 x 1.97)

Outbuilding 13'3" x 10'4" (4.05 x 3.17)

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 B.

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.

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.

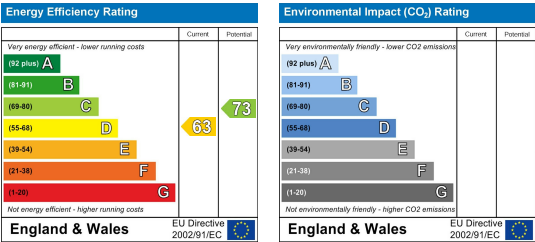
Area Map



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.