BURGIN ATKINSON
& C O M P A N Y

4 Mill Close

North Leverton, Retford, DN22 0AT

Offers Over £380,000

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4 BED DETACHED HOME - OVER 1/5TH ACRE PLOT - 3 RECEPTION ROOMS - 2 BATHROOMS AND W/C - PERFECTLY PRESENTED THROUGHOUT - IDEAL VILLAGE LOCATION - EXTENSIVE PLOT - AMPLE PARKING - DETACHED GARAGE - EPC D

Description

This beautiful, four bedroom, detached home is located on Mill Close, 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, this home begins in the welcoming entrance hall which allows access to the light and airy living room. The living room is open plan, leading to dining room and kitchen area and houses bi folding doors that open out into the rear garden. The kitchen is modern with integrated appliances and features a separate utility room and ground floor w/c. Additionally, there is another reception room which is currently being utilised as an office. To the first floor, you will find the master bedroom with en-suite bathroom, three double bedrooms and the main three piece suite family bathroom.

Externally, this property provides a very large wrap around garden which is mostly laid to lawn, featuring a decking area with pergola, raised beds and a large greenhouse which form a substantial growing area for fruit and vegetables. To the front of the property is a large driveway providing ample parking access and a detached garage.

Additionally, this property features a large wholly owned solar panel array and electric storage batteries which makes the electricity very affordable. There is also a high-tec distribution panel for this.

Viewings are advised to appreciate the spacious yet homely feel that this property has to offer.

Living Room 11'3" x 16'9" (3.44 x 5.11)

Dining Room 8'8" x 23'0" (2.65 x 7.03)

Kitchen 18'0" x 8'9" (5.49 x 2.69)

Utility Room 8'8" x 8'9" (2.66 x 2.68)

W/C 8'9" x 3'3" (2.68 x 1.01)

Office 8'8" x 13'1" (2.66 x 4.01)

Master Bedroom 10'11" x 12'7" (3.35 x 3.85)

En-Suite 6'8" x 6'11" (2.04 x 2.11)

Bedroom Two 8'9" x 12'11" (2.69 x 3.95)

Bedroom Three 11'0" x 10'2" (3.37 x 3.12)

Bedroom Four 8'7" x 9'7" (2.62 x 2.94)

Bathroom 6'11" x 6'6" (2.11 x 1.99)

Garage 12'0" x 17'9" (3.67 x 5.42)

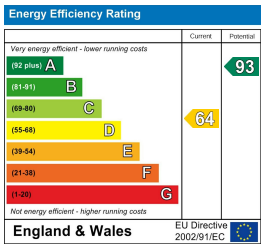
General Remarks & Stipulations

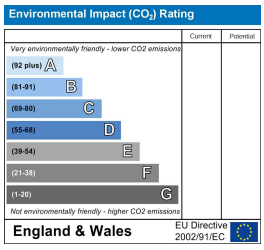
Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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