

# BURGIN ATKINSON

& C O M P A N Y

Sell from  
**£995**  
upfront (inc VAT)  
Any Property  
Any Price



## Hideaway Fingle Street

North Leverton, Retford, DN22 0AE

**£180,000**



\*\*\* NOT TO BE MISSED \*\*\* 3 BED DETACHED BUNGALOW - NO ONWARD CHAIN - LARGE PLOT OF LAND - IDEAL INVESTMENT OPPORTUNITY - IN NEED OF MODERNISATION - OFF STREET PARKING AND SINGLE GARAGE - SOUGHT AFTER VILLAGE LOCATION ON A PRIVATE ROAD - EPC TBC



## Description

This spacious, three bedroom, detached bungalow is situated on Fingle Street, 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.

Internally, this property briefly comprises of; a spacious kitchen, a living room which is of a dual aspect, allowing an abundance of natural light through, two double bedrooms and a third smaller bedroom and a main family bathroom.

Externally, the property offers a wrap around plot which is mostly laid to lawn with a patio area to the rear. There is extra space to the side of the property for parking and a single detached garage.

**Kitchen 11'11" x 11'10" (3.65 x 3.61)**

**Living Room 12'10" x 19'10" (3.93 x 6.06)**

**Bedroom One 12'11" x 12'11" (3.94 x 3.96)**

**Bedroom Two 11'11" x 9'9" (3.65 x 2.99)**

**Bedroom Three 8'5" x 8'11" (2.58 x 2.72)**

**Bathroom 8'5" x 6'11" (2.58 x 2.12)**

## 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.

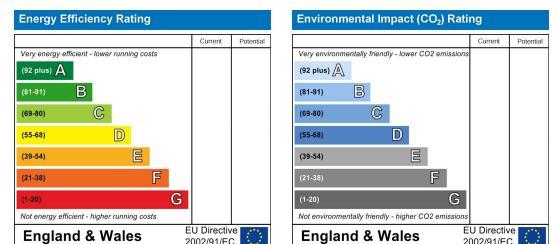
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.