BURGIN ATKINSON
& C O M P A N Y

39 Southgore Lane

North Leverton, Retford, DN22 0AA

Offers Over £225,000

4 1 2 C

FOUR BED SEMI DETACHED HOME - WELL PRESENTED THROUGHOUT - LARGE KITCHEN DINER - GROUND FLOOR W/C - RECENTLY REFURBISHED FAMILY BATHROOM - SPACIOUS REAR GARDEN - FRONT DRIVEWAY WITH PARKING FOR AT LEAST 3 CARS - EPC C

Description

This spacious, four bed, semi detached property is situated in the highly sought after village, 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, the ground floor of the home briefly comprises of; a large kitchen diner with an integrated dishwasher and an extra entertaining space, a spacious yet cosy living room and a ground floor w/c. To the first floor, you will find three double bedrooms and a fourth smaller bedroom. The family bathroom has been recently refurbished and features a bath with overhead rainfall shower, a sink and hand wash basin.

Externally, the rear garden is enclosed and mostly laid to lawn with a patio area offering a 32amp connection which is suitable for a hot tub. The front of the property provides a driveway with parking for three to four vehicles. There are also external sockets at the front and back of the property and there is a bus stop just a few metres opposite the front of the home.

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

Living Room 17'0" x 10'7" (5.19 x 3.24)

Kitchen Diner 17'4" x 12'5" - 9'7" x 15'5" (5.30 x 3.79 - 2.94 x 4.72)

Ground Floor W/C 5'8" x 3'10" (1.73 x 1.19)

Master Bedroom 16'11" x 13'10" (5.17 x 4.23)

Bedroom Two 16'9" x 9'3" (5.12 x 2.83)

Bedroom Three 10'3" x 9'3" (3.13 x 2.83)

Bedroom Four 13'1" x 7'9" (3.99 x 2.37)

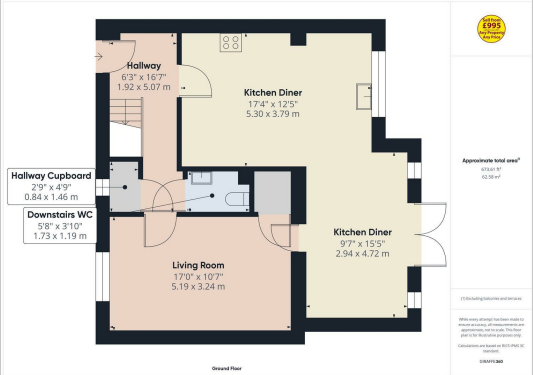
Family Bathroom 6'10" x 5'8" (2.10 x 1.73)

General Remarks & Stipulations

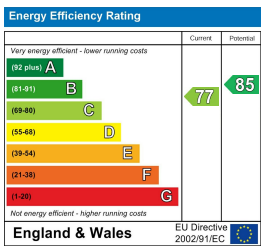
Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly 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.

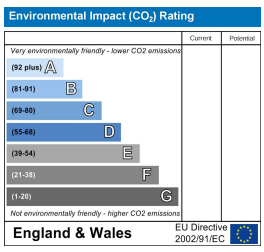
Area Map

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.

Retford Enterprise Centre Randall Way, Retford, Nottinghamshire, DN22 7GR
Tel: 01777 712611 Email: sales@burginatkinson.co.uk