BURGIN ATKINSON
& C O M P A N Y

Fields End Leverton Road

Sturton-Le-Steeple, Retford, DN22 9HE

£265,000

3 1 1 C

DETACHED BUNGALOW - 3 BEDROOMS - NO ONWARD CHAIN - SOUGHT AFTER VILLAGE LOCATION - FRONT AND REAR GARDENS - DRIVEWAY WITH OFF STREET PARKING AND GARAGE - WELL PRESENTED THROUGHOUT - MODERNISED KITCHEN AND BATHROOM - EPC C

Description

This lovely three bedroom detached bungalow is situated in the highly sought after village, Sturton Lee Steeple. The village boasts a good primary school, Village Hall, public house and recreation ground. There is immediate access to the surrounding countryside, with miles of lanes and paths to explore. The A1(M) lies the west of Retford from which a wider motorway network is available and this town has a direct rail service into London Kings Cross (approx. 1 hour 30 mins).

Internally, the bungalow offers an abundance of space and comprises of a spacious living room featuring a cosy electric fire, a modernised kitchen with space for a dining table, a master bedroom with fitted wardrobes, a double bedroom and a third bedroom. There is also a modern main bathroom with a walk in shower.

Externally, to the front of the property is a drive way allowing access to the garage and a lawned grass area. To the rear, the garden is fully enclosed and mostly laid to lawn with a patio area.

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

Living Room 15'1" x 13'3" (4.61 x 4.04)

Kitchen 11'9" x 10'2" (3.60 x 3.12)

Master Bedroom 11'5" x 11'5" (3.48 x 3.48)

Bedroom Two 11'5" x 11'1" (3.50 x 3.38)

Bedroom Three 10'2" x 7'7" (3.12 x 2.32)

Bathroom 6'3" x 6'10" (1.91 x 2.10)

Garage 17'6" x 8'8" (5.35 x 2.65)

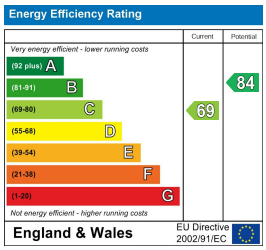
General Remarks & Stipulations

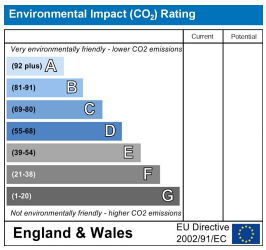
Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.
Services: Mains water, electricity and drainage are connected along with an gas fired central heating system. 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.
Parking: A driveway is provided at the property with parking for two cars.
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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