

FIVE STAR

P R O P E R T Y



8 Manor Farm Rise

North Leverton, Retford, DN22 0BH

Offers Around £120,000



SEMI DETACHED PROPERTY - SET IN A WELL SERVED VILLAGE WITH MANY LOCAL AMENITIES - TWO DOUBLE BEDROOMS - DINING KITCHEN - LOUNGE - FAMILY BATHROOM - DRIVEWAY - UPDATING REQUIRED THROUGHOUT - VIEWING ADVISED - CALL 01777 708700 TO VIEW.



Entrance 3'4 x 2'6 (1.02m x 0.76m)

The glazed entrance door opens into the entrance hall, with a useful storage cupboard, and doors into both the kitchen and the:

Lounge 14'10 x 11'7 (4.52m x 3.53m)

With front facing bow window, brick built fireplace with open fire and a solid fuel back boiler connected, radiator and stairs rising to the first floor accommodation.

Kitchen 11'7 x 9'10 (3.53m x 3.00m)

Having a range of fitted wall and base units, with worktops and tiled splash backs, stainless steel sink and drainer set over, space and plumbing for a full range of appliances including a cooker, washing machine and fridge freezer. Radiator, rear facing window and glazed door opening into the rear garden.

Landing

Having access into both bedrooms and the bathroom, side facing window and loft access point.

Master Bedroom 11'7 x 9'11 (3.53m x 3.02m)

With a front facing window and a radiator.

Bedroom Two 11'7 x 9'1 (3.53m x 2.77m)

Having a rear facing window and radiator.

Bathroom

Comprising of a three piece suite which incorporates a panel bath with electric shower set over, pedestal wash hand basin, low flush WC. tiled splash backs, radiator, extractor fan and built in airing cupboard housing the hot water cylinder with immersion heater.

Garden

To the front is a gravel area with mature planting and parking area. At the rear is a mature garden with planted borders, gravel area through the middle. There is space for dining and for a storage shed.

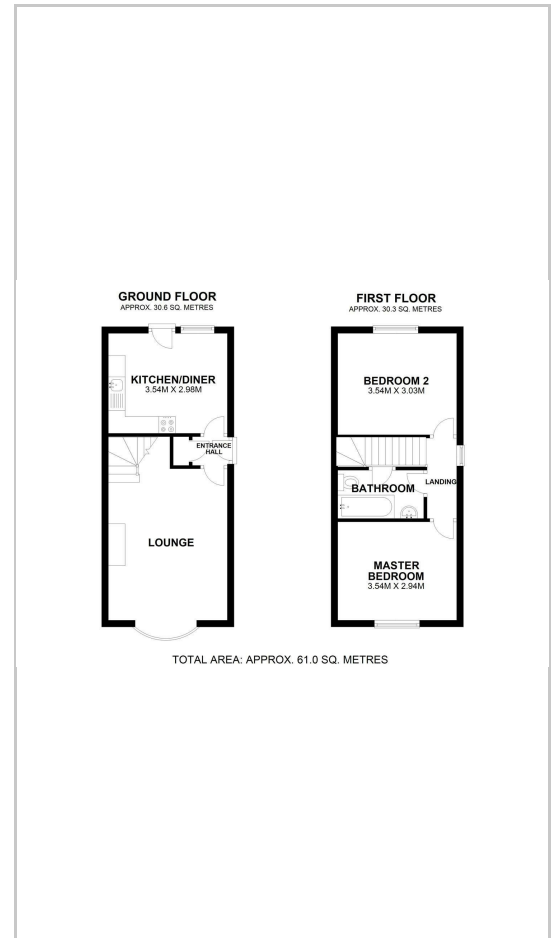
Agents Note

Council Tax Band: A

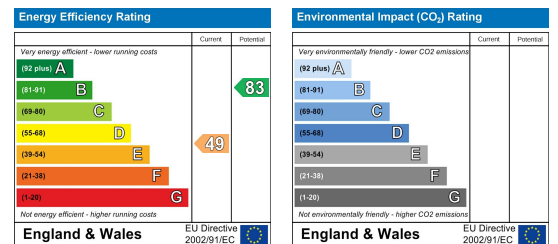
Area Map



Floor Plans



Energy Efficiency Graph



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