



7 PLUMTREE COURT, NORTH LEVERTON  
£525,000

BROWN & CO

# 7 PLUMTREE COURT, NORTH LEVERTON, RETFORD, NOTTINGHAMSHIRE, DN22 0GJ

## DESCRIPTION

A recently constructed and well appointed four bedroom detached family home with air source underfloor heating to the ground floor, en suite facilities to the two main bedrooms, plus a dual aspect and well fitted kitchen dining living room. In addition, there is a separate sitting room. There is a ground floor study ideal for home working as well as enclosed gardens backing onto paddocks and detached double garage with additional parking to the side. CAT 6 technology throughout the house with high speed fibre broadband. Security alarm with heat and smoke detectors in the kitchen, hallway and upper landing. There are oak doors and brushed chrome sockets and switches. Very nicely presented by the current owners and viewing is highly recommended.

## LOCATION

Plumtree Court is a small exclusive cul-de-sac built by Hughes McLaughlin Homes commencing in 2020 and provides a small enclave of individual houses. North Leverton is a small and favoured village on the outskirts of Retford town centre with a local convenience store, public house, doctors surgery and primary school. There are bus services into Retford town centre which provides comprehensive leisure and recreational facilities as well as good access to the A1 and A57 linking to the wider motorway network. Retford also boasts a mainline railway station on the London to Edinburgh intercity link.

## DIRECTIONS

From our offices on Grove Street, turn left onto Arlington Way. At the first set of lights turn right onto Spital Hill and proceed out of Retford. Continue on this road, as you enter North Leverton proceed to the crossroad, straight across passed Loxley Farm, turn right onto Plumtree Court and no. 7 will be found on the left hand side.

## ACCOMMODATION

Pitched roof **PORCH** with oak timber frame and brick pillars, part glazed composite door into

**L-SHAPED ENTRANCE HALL** with Karndean flooring, recessed lighting, front and rear aspect double glazed window, staircase with

oak balustrade and glass to first floor landing, understairs storage cupboard.



**CLOAKROOM** side aspect obscure double glazed window, contemporary white low level wc with concealed cistern, vanity unit with rectangular sink, contemporary mixer tap and high gloss white coloured cupboard below, part tiled walls, ceramic tiled flooring, chrome towel rail radiator, wall mounted touch screen mirrored light, recessed lighting, extractor.

**UTILITY ROOM 9'7" x 7'7" (2.95m x 2.33m)** side aspect double glazed window, UPVC door leading into the garden. A good range of light grey coloured base and wall mounted cupboard and drawer units, inset stainless steel sink with mixer tap, white Quartz working surfaces with recessed drainer and matching upstands, space and plumbing for washing machine and two further appliances. Recessed lighting, Karndean flooring.

**LIVING ROOM 16'6" x 14'3" (5.05m x 4.36m)** rear aspect double glazed French doors leading into the garden, double glazed window overlooking the garden, contemporary moulded skirtings, wall mounted multi media, Karndean flooring.



**KITCHEN DINING LIVING ROOM 28'0" x 15'0" (8.56m x 4.60m)** maximum dimensions, triple aspect with side and front double glazed windows, bifold doors leading into the rear garden. The kitchen is well appointed with a good range of navy blue and dove grey base and wall mounted cupboard and drawer units with recessed sink with mixer tap, integrated dishwasher below, built in full height Bosch fridge and freezer, Bosch electric oven with warming drawer, microwave/multi-cooker, ample Quartz working surfaces with matching upstands and recessed drainer. Central island with five ring Bosch induction hob with modern contemporary extractor above with recessed lighting surround. Quartz working surfaces incorporating a breakfast bar, large wine fridge and additional range of cupboards. Karndean flooring, multi media point, recessed lighting.





**STUDY 9'7" x 6'7" (2.95m x 2.03m)** front aspect double glazed window, multi-media point, recessed lighting, Karndean flooring.

## FIRST FLOOR

**GALLERY STYLE LANDING** dual aspect double glazed windows to front and side, access to roof void, part boarded with ladder, sky dish and aerial.

**BEDROOM ONE 15'10" x 15'0" (4.86m x 4.60m)** dual aspect double glazed windows to front and side, multi-media point, Karndean flooring, door to



**EN SUITE SHOWER ROOM** side aspect obscure double glazed window, full width tile enclosed shower cubicle with glazed screen with handheld mixer tap and overhead raindrop shower head, contemporary vanity unit with inset sink and contemporary mixer tap with grey coloured cupboards below. Low level wc with concealed cistern, fully tiled walls, ceramic tiled flooring, wall mounted touch screen mirrored light, chrome towel rail radiator, recessed lighting.

**BEDROOM TWO 14'9" x 10'10" (4.55m x 3.35m)** excluding door recess, two rear aspect double glazed windows overlooking the garden and paddocks, Karndean flooring, multi-media point, door to



**EN SUITE SHOWER ROOM** side aspect obscure double glazed window, full width tile enclosed shower cubicle with glazed screen with handheld mixer tap and overhead raindrop shower head, contemporary vanity unit with inset sink and contemporary mixer tap with grey coloured cupboards below. Low level wc with concealed cistern, fully tiled walls, ceramic tiled flooring, wall mounted touch screen mirrored light, chrome towel rail radiator, recessed lighting.

**BEDROOM THREE 14'4" x 9'2" (4.39m x 2.80m)** maximum dimensions, rear aspect double glazed window, multi-media, Karndean flooring.

**BEDROOM FOUR 11'0" x 9'7" (3.37m x 2.95m)** front aspect double glazed window, Karndean flooring.

**FAMILY BATHROOM 9'2" x 7'7" (2.79m x 2.35m)** rear aspect obscure double glazed window, four piece white suite with panel enclosed bath with contemporary mixer tap, vanity unit with contemporary mixer tap and grey coloured cupboards below, low level wc with concealed cistern, separate tile enclosed shower cubicle with handheld mixer tap and raindrop shower with glazed screen, recessed lit niche for display purposes, recessed lighting, extractor, wall mounted touch screen mirrored light, chrome towel rail radiator, wood grain effect tiled flooring, fully tiled walls, extractor, radiator.



## OUTSIDE

The front is screened by brick wall to all sides, sandstone steps to the front door. The front garden is lawned, path and pebbled area to the side of property giving access via a wooden gate to the rear garden. The rear garden is fenced to all sides, large L-shaped sandstone patio with external lighting and water supply. Air source heat pump. Good area of lawn with raised shrub beds edged by railway sleepers, raised decked area for a patio set with trellis surround, space for hot tub.

**DETACHED DOUBLE GARAGE 19'6" x 17'6" (5.96m x 5.37m)** with Hormann electric up and over door, ample external lighting to all areas, external lighting and doorway to the garden with side window and ample eaves storage. Herringbone block paved parking for additional two vehicles with ELECTRIC CAR CHARGER point and a small piece of garden to the side which is lawned. External water supply. Additional wooden gate giving access to the garden.

## 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 F.

Services: Please note we have not tested the services or any of the equipment 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.

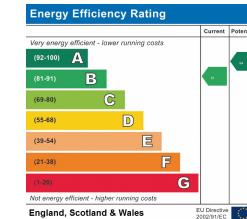
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112. Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in February 2022.





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