



BLACKTHORN HOUSE, SOUTH LEVERTON
Offers in the region of £325,000

BROWN & CO

BLACKTHORN HOUSE, TOWN STREET, SOUTH LEVERTON, RETFORD, DN22 0BT

DESCRIPTION

An attractive, modern detached house nestled towards the edge of this highly regarded village with lanes, footpaths and bridleways immediately on hand.

Blackthorn House is ideal for those seeking low maintenance living, downsizing or a “lock up and leave”.

More generous than perhaps the front elevation belies, bright living space is distributed over two floors. There is a substantial oak pillared open entrance porch protecting the main doorway opening to reception hall from which a staircase ascends to a part galleried landing over. A cloakroom is situated to the rear and to one side is the reception room being the lounge; this offers well proportioned, bright space, the focal point of which is a substantial recess to chimney breast hosting multi-fuel stove.. At the rear of the property there is a good dining kitchen, well appointed with modern units, complementing central island, ample dining/living space and direct access to rear courtyard. The ground floor is completed by a useful utility room.

At first floor level the sleeping space spans either side of the central part galleried landing. To the front is the sizeable master bedroom having en suite shower room. Two further bedrooms are situated to the rear, together with a well appointed house bathroom.

Outside the property has block paved driveway facilitating off road parking and maneuvering and to the rear is an enclosed, gated rear courtyard hosting useful brick built outbuilding.

The property is equipped with oil fired central heating, which is underfloor to the ground floor and conventional radiators at first floor level.

LOCATION

The property is situated off Town Street.

South Leverton is a highly regarded village in this area, presently boasting a local pub and village hall which is the hub of village life. The independent Orchard School is within walking distance and the neighbouring village of North Leverton boasts a variety of other facilities, presently including convenient store/post office, doctors surgery, primary school and public house.

The market town of Retford where a full range of facilities may be found, lies approximately six miles to the west. The area in general is served by excellent transport links of road, rail and air. The A1M lies to the west from which the wider motorway network is available. The A57 is accessible to the south. Retford has a direct rail service into London King’s Cross (approx. 1hr 30 min) and air travel is convenient via Nottingham East Midlands international airport.

DIRECTIONS

Leaving Retford town centre market square via Grove Street, turn left at the traffic lights onto Arlington Way and turn right at the next lights leaving the town on Leverton Road. After approximately five miles turn right signposted South Leverton to enter the village. At the T-junction turn right and proceed passed the church to the bottom of the hill turning left onto Town Street. Continue along Town Street, passed The Plough public house and the property will be found on the left hand side just before Rampton Lane.

ACCOMMODATION

SUBSTANTIAL OAK PILLARED OPEN ENTRANCE PORCH

RECEPTION HALL staircase to first floor with oak balustrade, useful under stairs storage cupboard, engineered oak flooring.

CLOAKROOM low suite wc, vanity basin with base storage, tiled flooring and splashback in natural tones.

LOUNGE 17’10” x 16’9” (5.44m x 5.10m) bright and dual aspect, open recess to chimney breast hosting Morso multi-fuel stove.



LIVING DINING KITCHEN 18’9” x 17’10” (5.70m x 5.44m) generously proportioned with garden access via double doors to rear. Range of high gloss white units to wall and floor level, base cupboard surmounted by solid granite work surfaces together with substantial coordinating central island extending into breakfast bar. Granite upstands, 1.5 sink unit. Appliances include double oven, integrated microwave, halogen hob, contemporary extractor over and dishwasher. Downlighters, attractive sandstone flooring.

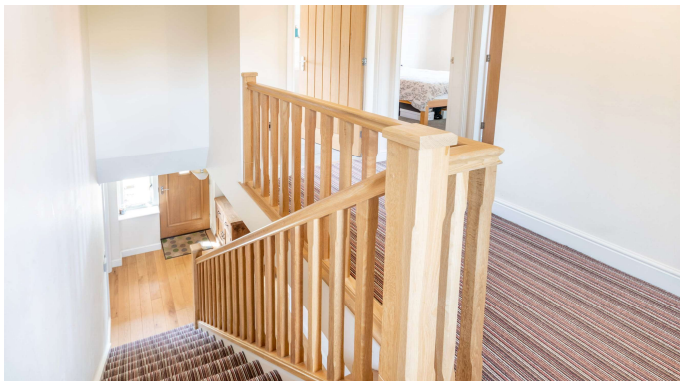


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UTILITY ROOM 7'4" x 5'1" (2.23m x 1.55m) with complementing base and larder units, Franke sink unit within granite surface and splashbacks. Worcester Greenstar Heatslave 18/25 oil fired central heating boiler. Side aspect window and stable door to rear grounds. Complementing sandstone flooring.

FIRST FLOOR

GALLERIED LANDING with oak spindle balustrade around stairwell, part vaulted ceiling, access hatch to roof void.



MASTER BEDROOM 17'10" x 16'9" to 12'5" (5.44m x 5.10m to 3.79m) bright and dual aspect. Part vaulted ceiling, radiator and off to



EN SUITE SHOWER ROOM with generous 1150 showering area, tiled in cotemporary style and featuring overhead deluge rainfall shower together with additional handset. Vanity basin with base storage and complementing splashback, low suite wc. Tiled flooring, chrome towel warmer.



BEDROOM TWO 13'0" x 8'8" (3.95m x 2.63m) rear aspect window, part vaulted ceiling, radiator.

BEDROOM THREE 13'0" x 8'10" (3.95m x 2.69m) part vaulted ceiling, rear aspect window, radiator.

HOUSE BATHROOM attractively appointed with white suite of P-shaped bath with Mira Sport electric shower over, curved shower screen, tiling in showering area to full height in natural tones. Vanity basin with base storage and tiled splashback, low suite wc, tiled flooring, chrome towel warmer.



OUTSIDE

The property enjoys frontage to Town Street. A block paved driveway sweeps in front of the property and to the side facilitating off road parking and maneuvering.

To the rear is an enclosed paved courtyard with foot gate returning to front benefiting from useful brick built store.

Screened oil tank.

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 D.

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.

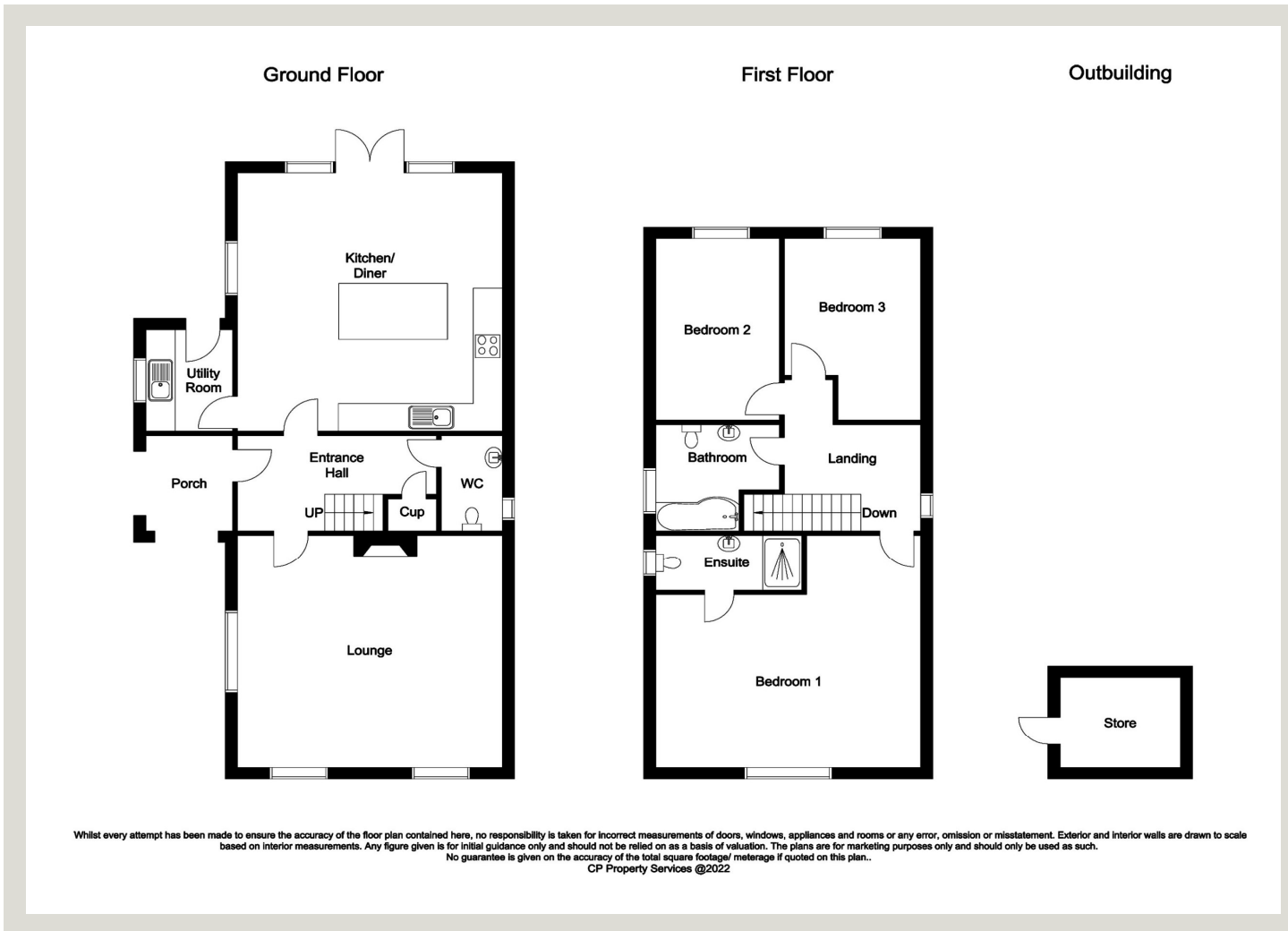
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford -01777 709112.

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 August 2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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