



SHAROW, SOUTH LEVERTON
£495,000

BROWN & CO

SHAROW, RETFORD ROAD, SOUTH LEVERTON, RETFORD, DN22 0BY

DESCRIPTION

Sharow is a wonderful family home of character, delivering highly versatile accommodation both indoors and outside to enjoy modern family life, particularly those wishing to enjoy the garden, alfresco entertaining, those with multiple vehicles or wishing to work from home, enjoy hobbies, gym etc.

The living space flows well with separate living and dining spaces, increased by a substantial conservatory to one side. The 8.5m/28ft kitchen has recently been fitted with a range of units in heritage colours. The sleeping space radiates around the split level landing with master bedroom having wonderful en suite shower room, the family shower room is also well appointed and a further shower room is provided.

There are driveways to either side, excellent double car barn, double garage (presently subdivided) and superb brick built garden building nestling within the landscaped grounds. The garden is south facing and enjoys a rear aspect over edge of village fields.

LOCATION

Situated on the western approach to the village, Sharow enjoys frontage to Retford Road from which the two separate driveways provide access.

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 further facilities presently including convenience 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 6 miles to the west. The area in general is served by excellent transport facilities of road, rail and air. The A1M lies to the west of Retford from which the wider motorway

network is available. Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins).

DIRECTIONS

Satnav – DN22 0BY

What3words///onion.marathons.curbed

ACCOMMODATION

ENTRANCE HALL staircase to first floor, traditional finned radiators.

OPEN PLAN LOUNGE DINING ROOM

Lounge Area 19'10" x 10'8" (6.06m x 3.24m) and Dining Area 14'0" x 12'6" (4.28m x 3.81m) dual aspect with separate living and dining areas. Attractive flooring, traditional finned radiators.



SITTING ROOM 20'4" x 12'6" (6.19m x 3.81m) with beamed ceiling, rustic brick fireplace with exposed chimney breast, dual aspect, traditional finned radiator. Double doors opening to

Conservatory 19'0" x 10'8" (5.77m x 3.22m) with substantial rustic brick pillars. Glazing to three sides and double doors giving access to patio and rear grounds. Attractive tiled flooring.



KITCHEN 28'0" x 8'0" (8.54m x 2.43m) recently and comprehensively refitted with an attractive range of heritage coloured units to wall and floor level, base cupboards surmounted by woodblock working surfaces, tiled splashbacks to contrast. Sink unit. Beamed ceiling. Slate style flooring, useful under stairs storage cupboard, external door to rear grounds and second driveway. Useful utility area with Grant oil fired central heating boiler and plumbing for washing machine. Traditional finned radiator.



FIRST FLOOR

SPLIT LEVEL LANDING traditional finned radiator.

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MASTER BEDROOM ONE 15'6" x 10'8" (4.72m x 3.24m) front aspect window, traditional finned radiator, off to



EN SUITE SHOWER ROOM with 1200 showering enclosure having Mira electric shower, pedestal hand basin, low suite wc, combined traditional finned radiator and towel warmer.



BEDROOM TWO 12'6" x 12'0" (3.81m x 3.66m) measured to rear of chimney breast with feature arched alcove to one side, front aspect window, traditional finned radiator.

BEDROOM THREE 12'6" x 8'3" (3.81m x 2.52m) large front aspect window, traditional finned radiator.

BEDROOM FOUR 12'6" x 8'0" (3.81m x 2.45m) rear aspect window, traditional finned radiator.

FAMILY SHOWER ROOM with generous 1150 showering enclosure, contemporary basin with base storage, low suite wc, attractive tiled flooring, fully tiled walls to coordinate, contemporary radiator.



SEPARATE SHOWER ROOM with 1200 showering enclosure, fully tiled in natural tones with contrasting tiled flooring, combined wc with basin. Underdrawn ceiling.

OUTSIDE

The property is situated on a deceptive and most attractive plot. The gated first driveway opens to a tarmac parking and maneuvering court, to one side of which is a substantial **DOUBLE CAR BARN 23'3" x 23'3" (7.10m x 7.10m)** with light.

The principal garden lies on the south side, nicely screened by a copper beech hedge from the first driveway. The garden is beautifully landscaped with excellent Indian sandstone paved patio areas ideal for alfresco entertaining and directly accessible from the garden room. The landscaping includes lawn areas with inset and peninsular shrubbery, a variety of specimen trees and plants. Useful amenity areas, raised planters etc. There is a rear aspect over edge of village fields beyond.

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Second block paved driveway passes by the other side of the property to a further **GARAGE (front storage 16'9" x 9'3" (5.11m x 2.82m) Rear storage 16'9" x 7'3" (5.11m x 2.20m)** with electrically operated front entrance door and presently subdivided to create the two storage areas but easily returned to a vehicular garage. **GARDEN BUILDING/STUDIO 21'3" x 11'4" (6.48m x 3.47m)** multi-functional, suitable for a variety of purposes including gymnasium, study, home working, entertaining etc.

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 E.

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.

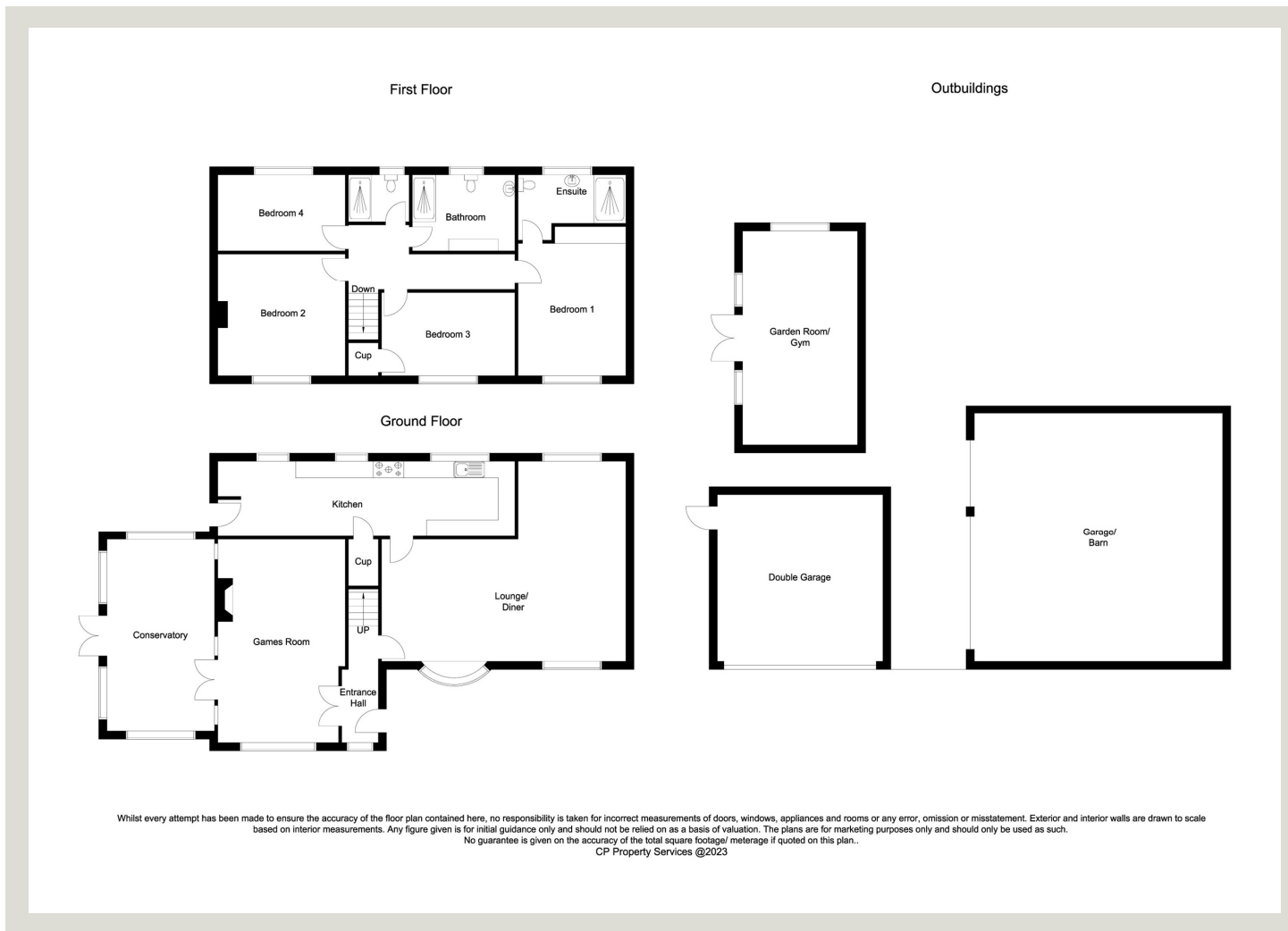
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 2023.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		76
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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