



33 SOUTHFIELDS RISE NORTH LEVERTON

Modern three bedroom detached family home with dual aspect lounge dining room, downstairs cloakroom, LPG central heating, garage and garden.
Favoured village location,

£170,000

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BROWN & CO

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33 SOUTHFIELDS RISE, NORTH LEVERTON, RETFORD, NOTTINGHAMSHIRE, DN22 0AY

LOCATION

North Leverton presently boasts an array of amenities which currently include a primary school, doctor's surgery, convenience store with post office, public house and recreation ground.

North Leverton lies on the east side of the market town of Retford, with a full range of residential facilities. This area in general is served by excellent transport links by road, rail and air.

DIRECTIONS

Leave Retford Town Centre Market Square via Grove Street turning left at the traffic lights onto Arlington Way and right at the next traffic lights leaving the town on Leverton Road. After approximately 5 miles, enter the village of North Leverton. Proceed through the village and turn right onto Manor Farm Rise and no. 33 will be found on the second right hand corner.

ACCOMMODATION

Half glazed UPVC door to

ENTRANCE HALL with side aspect arched obscure double glazed window, stairs to first floor landing, telephone point, small paned glazed door to

LOUNGE 13'8" x 11'10" (4.20m x 3.64m) front aspect double glazed bay window with views to front, feature floor to ceiling brick faced fireplace with quarry tiled hearth and fitted coal effect gas living flame fire, TV point, exposed ceiling timbers, arch to

DINING ROOM 12'0" x 10'2" (3.66m x 3.12m) maximum, with side aspect high level double glazed window and rear aspect double glazed window to garden, central heating thermostat, exposed ceiling timbers, door to

REAR PORCH with part glazed UPVC door to garden.

CLOAKROOM with white low level wc, coloured pedestal hand basin, tiled splashback, wall mounted Worcester central heating boiler with programmer and timer.

KITCHEN 9'9" x 6'9" (3.00m x 2.10m) dual aspect to side and rear with double glazed windows. An extensive range of base and wall mounted cupboard and drawer units, single enamel sink drainer unit with mixer taps, space and plumbing below for washing machine, space for under counter fridge, built in electric oven with four ring electric hob above, extractor canopy over, ample working surfaces, tiled walls.

FIRST FLOOR

LANDING side aspect double glazed window, access to roof void, built in airing cupboard with lagged hot water cylinder and fitted immersion.

BEDROOM ONE 13'9" x 8'6" (4.23m x 2.63m) front aspect double glazed window, built in double wardrobe with hanging and shelving space.

BEDROOM TWO 9'8" x 8'6" (2.98m x 2.62m) rear aspect sealed unit double glazed window with views to garden.

BEDROOM THREE 9'0" x 6'2" (2.75m x 1.90m) front aspect sealed unit double glazed window.

SHOWER ROOM with double width walk in shower cubicle with glazed sliding doors, handheld shower attachment mixer tap, white low level wc, pedestal hand basin, tiled walls, central ceiling light/fan, shaver socket.

OUTSIDE

FRONT – The property is on a corner plot and has open planned lawn areas to side and front with some established trees and rose beds. From the rear of the property there is drop kerb access to hard standing for one vehicle which in turn leads to brick built detached **SINGLE GARAGE** with up and over door, power and lighting and half glazed UPVC door into garden. The garden is fenced and walled to all three sides, full width paved patio, external water supply, an area of lawn and shrub borders and additional paved patio at the rear of the plot.

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 A

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 finalizing 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.

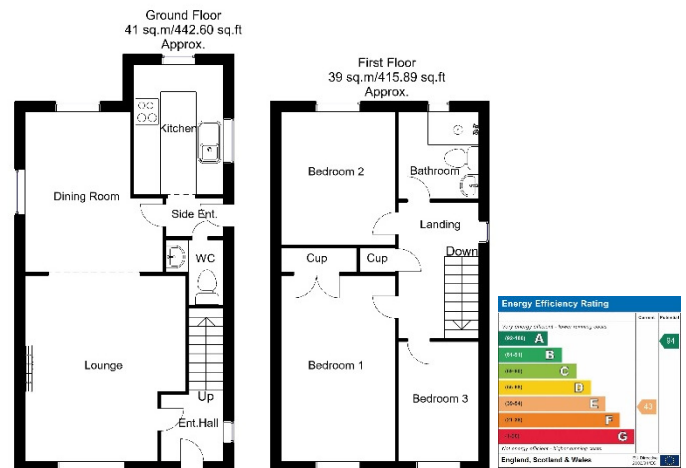
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm. Viewing: Please contact the Retford office on 01777 709112.

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.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in October 2020.



IMPORTANT NOTICES

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