



GAINSBOROUGH HOUSE, NORTH LEVERTON
£375,000

BROWN & CO

GAINSBOROUGH HOUSE, MAIN STREET, NORTH LEVERTON, RETFORD, DN22 0AD

DESCRIPTION

A Grade II Listed detached family home with a recently constructed open plan living kitchen dining room with vaulted ceiling and bifold doors overlooking the rear garden which extends to approximately 0.6 acres. There are three double bedrooms and family bathroom as well as three reception rooms which gives this property a good degree of versatility and can be adapted to working from home or even use a room as a fourth bedroom on the ground floor. Ample off road parking. There are plans passed for a detached double garage and the property sits on large and attractive gardens and located in the centre of North Leverton. The property retains many original style features including sash cord windows and log burners.

LOCATION

North Leverton presently boasts a variety of amenities including primary academy, doctors surgery, public house, village convenience store / post office, garage and bus routes.

The village lies approximately 6 miles to the east of the North Nottinghamshire town of Retford where a full range of facilities may be found.

The area in general is served by excellent transport links with the A1M lying to the west of Retford from which the wider motorway network is available. Retford has a direct rail service into London's Kings Cross (approx. 1 hour, 30 minutes). Leisure amenities and educational facilities (both state and independent) are well catered for. The village has bus routes for Retford Oaks and Queen Elizabeth High School (Gainsborough Grammar), Gainsborough.

DIRECTIONS

what3words:///overused.laugh.strictly

ACCOMMODATION

Panelled door with arched skylight window into

LOUNGE 11'4" x 11'3" (3.46m x 3.43m) front aspect secondary glazed sash cord window overlooking the off road parking and adjoining play park. Recessed fireplace with fitted log burner on slate hearth and two fitted cupboards either side. Exposed ceiling timbers, period style skirtings, wall light points.



SITTING ROOM 14'8" x 11'5" (4.50m x 3.49m) front aspect single glazed sash cord window. Period style skirtings, recessed fitted Columbian Aga style cooker with oak bressummer above, exposed ceiling timbers, return door to hallway, laminate flooring.



STUDY/PLAYROOM 11' x 8'8" (3.39m x 2.69m) single glazed sash window overlooking Main Street, exposed ceiling timber with fitted spotlight, period style skirtings.



INNER HALLWAY with dog legged turning staircase to first floor landing with under stairs storage.

UTILITY ROOM 8'10" x 8'2" (2.74m x 2.50m) rear aspect obscure part glazed door, single glazed window, high gloss white base cupboards with soft close doors, space and plumbing for washing machine/dryer. White working surfaces above, laminate flooring. Spot lighting, doorway to



29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

LIVING KITCHEN DINER 17'8" x 15'8" (5.43m x 4.80m) double glazed side and rear aspect windows, bifold doors leading into and overlooking the garden. Additional composite door leading to the parking area. A good range of handleless white high gloss soft close cupboard and drawer units, 1 ¼ sink drainer unit. Integrated dishwasher and fridge freezer, AEG double electric oven/grill. Four ring AEG induction hob with extractor canopy over. Ample working surfaces, Perspex splashback, vaulted ceiling with velux window and downlighting, two curved contemporary radiators. Moulded skirtings, wood grain laminate flooring.



FIRST FLOOR GALLERY STYLE LANDING

BEDROOM ONE 14'6" x 11'5" (4.46m x 3.50m) front aspect single glazed sash cord window. Original recessed fireplace, fitted shelving, period style skirtings, access to roof void.



BEDROOM TWO 11'5" x 11'4" (3.49m x 3.48m) front aspect single glazed sash window. Period style skirtings.



BEDROOM THREE 11'2" x 8'10" (3.41m x 2.74m) single glazed sliding window. Spotlight, wall light point.

FAMILY BATHROOM 9' x 8'4" (2.75m x 2.56m) rear aspect obscure double glazed wooden window. Four piece white suite with oval panel enclosed bath with corner taps, pedestal hand basin, large walk in shower cubicle with glazed screen, aqua board style backing, mains fed shower with handheld attachment, extractor. Low level wc. Recessed shelving, laminate flooring, part tiled walls, chrome towel rail radiator, recessed downlighting.



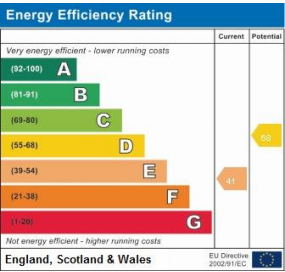
OUTSIDE

Drop kerb giving access to the large, pebbled driveway with parking for several vehicles. Space for and planning permission for an **ATTACHED BRICK BUILT DOUBLE GARAGE**. From the driveway is pedestrian access to the rear garden.

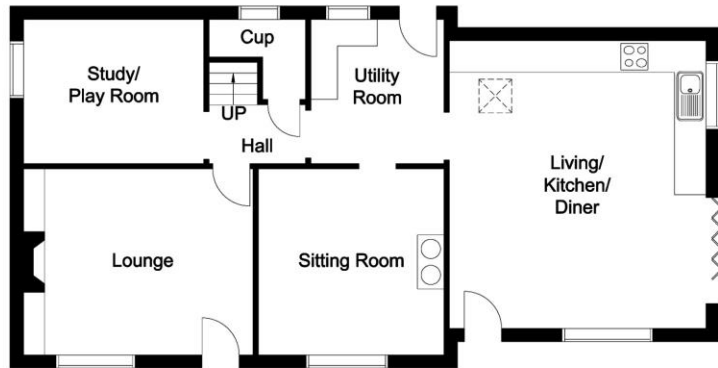
The rear garden is undoubtedly a main feature of the property. From Main Street are double wrought iron gates leading to the side which is pebbled with paving and houses the oil fired central heating boiler with metal surrounded cabinet. The property has a good sized L-shaped patio with external lighting and water supply. Three brick built outbuildings. The garden is fenced and hedged to all sides, predominantly lawned with well stocked and established shrub, flower beds and borders. The property abuts open fields to the rear and offers a very good degree of privacy.

GENERAL REMARKS & STIPULATIONS

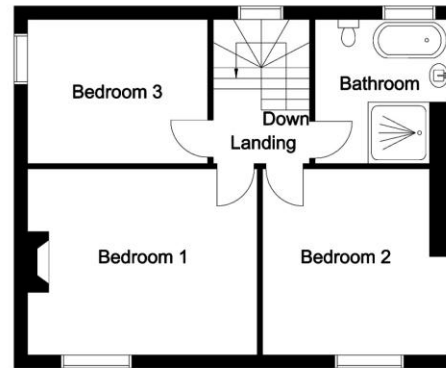
Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band D.
Services: Please note we have not tested the services or any of the equipment or appliances in this property, 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 December 2023.



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2023



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

BROWN & CO