



HEBDON, SOUTH LEVERTON
£340,000

BROWN & CO

HEBDON, HIGH STREET, SOUTH LEVERTON, RETFORD, DN22 0BN

DESCRIPTION

A thoughtfully extended detached three bedroom bungalow set on a good sized plot in this small and favoured North Nottinghamshire village with open countryside surrounding. The property benefits from open views to the front and rear and has the benefit of a recently constructed master bedroom with full en suite bathroom as well as a refitted kitchen and new central heating system within the last two years. The property boasts a front aspect southerly facing lounge overlooking the fields to the front with a multi fuel burner as well as two additional double bedrooms. Wren fitted the kitchen in 2024 and it provides well appointed storage and working surface space. The garage has been extended to create a large garage/workshop and the rear garden is enclosed and is of a manageable size.

LOCATION

South Leverton is a small rural village which presently boasts a local pub and village hall which is the hub of village life.

The neighbouring village of North Leverton features a variety of other facilities, presently including convenience store/post office, doctors' surgery, primary school and public house.

The village offers miles of footpaths, lanes and bridleways to explore the local countryside.

The market town of Retford where a full range of facilities may be found is 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. Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins) and air travel is convenient via Nottingham East Midlands international airport.

DIRECTIONS

what3words///eager.riverside.newlyweds

ACCOMMODATION

Part glazed door with matching side double glazed windows leading into the

ENTRANCE PORCH with partially brick faced walls, tiled flooring, reeded glazed door into bright

ENTRANCE HALL telephone point, access via a ladder to a large loft space ideal for additional bedroom with en suite or office space, subject to planning.

LOUNGE 15'2" x 11'2" (4.64m x 3.41m) front aspect double glazed picture window with views to the front garden and open fields beyond. Multi fuel burner set in a recessed fireplace with oak mantel piece above. Wall light points and TV points.



KITCHEN BREAKFAST ROOM 14'0" x 11'5" (4.31m x 3.50m) dual aspect with rear views to the garden and adjoining fields. Wren fitted kitchen with an extensive range of white shaker style base and wall mounted cupboard and drawer units. 1 ¼ sink drainer unit with mixer tap. Integrated dishwasher, built in electric oven with induction hob above. Ample wood effect working surfaces

incorporating a breakfast bar, space for American style fridge freezer, half glazed door into the garden. Tiled floor.



STUDY 8'2" x 7'0" (2.51m x 2.14m) an internal room with fitted desk and storage shelving above. Glazed door to

BEDROOM ONE 19'0" x 14'0" (5.80m x 4.30m) maximum dimensions, two high level double glazed side aspect windows. Fully glazed side door into the garden onto the central patio and additional double French doors leading into and overlooking the rear garden and adjoining fields all with fitted blinds. A good range of fitted wardrobes with mirror fronted sliding doors with ample hanging and shelving space. Half glazed door to



EN SUITE BATHROOM 10'4" x 7'0" (3.16m x 2.16m) obscure high level double glazed windows. Four piece white suite comprising P-shaped panel enclosed with mains fed shower and glazed screen. Low level wc, bidet, pedestal hand basin. Tiled walls, UPVC ceiling with recessed lighting. Extractor, chrome towel rail radiator and medicine cabinet with touch lighting.



BEDROOM TWO 12'7" x 10'0" (3.87m x 3.07m) front aspect double glazed picture window with views to the garden and fields across. Full length range of fitted beech coloured wood grain effect fronted wardrobes with ample hanging and shelving space. Central ceiling light/fan.



BEDROOM THREE 12'0" x 12'8" (3.67m x 3.89m) (currently being used as a dining room), two high level double glazed side aspect windows.



FAMILY SHOWER ROOM rear aspect obscure double glazed window. Corner fitted tile enclosed shower cubicle with glazed door and electric shower. Vanity unit with inset sink and a good range of cupboards below. Low level wc, tiled walls, chrome towel rail radiator.

OUTSIDE

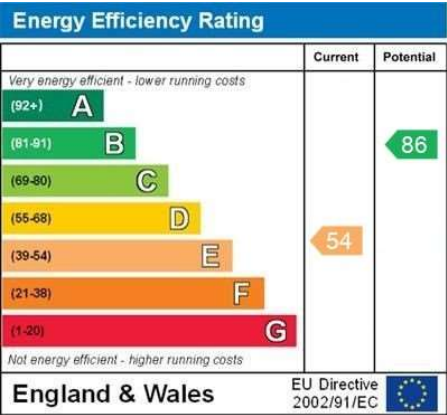
The front garden is fenced and hedged to all sides with a dropped kerb from High Street providing parking for several vehicles. The front garden offers views across High Street onto open fields. The front garden is established, mainly lawned with shrub, flower beds and borders. Paved path to the front door. Access from the driveway leading into the rear garden.

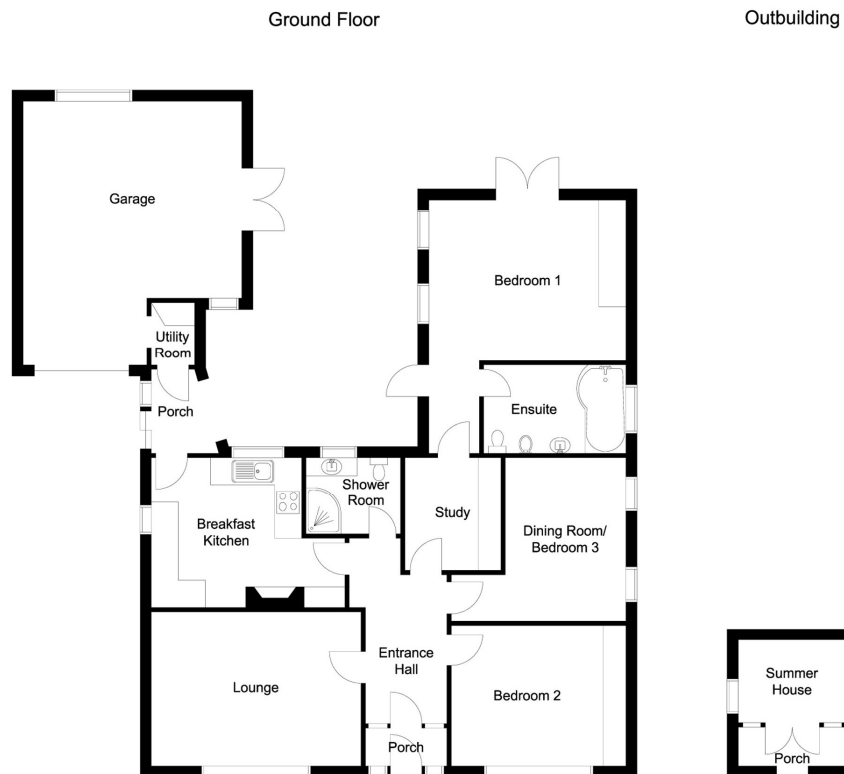
ATTACHED EXTENDED SINGLE GARAGE 19'4" x 15'5" (5.90m x 4.73m) with metal up and over door, power and light. Rear aspect window and double glazed French doors leading into the side garden onto the large patio area. **UTILITY AREA** with space and plumbing for washing machine and additional appliance space.

The rear garden is fenced and hedged to all sides, recently laid Indian stone paved patio with external water supply, lighting and external power point. The rear garden abuts fields to the rear and offers countryside views, fenced and hedged and has a good area of lawn with established shrubs, trees, flower beds and borders. Timber shed with lighting and socket, summer house and greenhouse. Oil tank covered with metal casing.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
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These particulars were prepared in January 2025.





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