

# BURGIN ATKINSON

& C O M P A N Y

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**£995**  
upfront (inc VAT)  
**Any Property  
Any Price**



## 17 The Maltkins

North Leverton, Retford, DN22 0DH

**Offers In The Region Of £180,000**



IMACUATELY PRESENTED 2 BED SEMI DETACHED HOME - HIGHLY DESIRABLE VILLAGE LOCATION - OPEN PLAN KITCHEN DINER - SEPERATE LIVING ROOM AND UTILITY - OFF STREET PARKING - LANDSCAPED REAR GARDEN - EPC D





Description

This immaculately presented two bedroom semi detached home is located in the sought after village, North Leverton. North Leverton Village provides a primary school, a shop and post office along with a pub and a children's play park. The village also has a regular bus service accessing both the towns of Retford and Gainsborough.

The Market town of Retford is positioned just six miles away and boasts a wealth of amenities including supermarkets, boutiques, two theatres and a sports centre. There is a town centre park with a children's splash park and adventure playground and a bustling market 3 days a week in the square. The rail link from the town to London Kings Cross takes just one hour and twenty five minutes, the A1 is just 10.5 miles away and for those commuting.

Internally, this property begins with the entrance porch which includes a built in cupboard/wardrobe ideal for hanging coats and shoe storage. You will then find the cosy yet spacious living room area which leads through to the kitchen and dining room area. The kitchen is modern and well presented, featuring an integrated fridge, dishwasher, bin & oven. This beautiful, open plan kitchen also features a breakfast bar, pan drawers and a wine rack. Leading into the dining room area you will find a log burning stove and a large window which provides plenty of natural light to this open plan space. The flooring is tiled throughout the kitchen and dining area. Also to the ground floor, the home offers a separate utility area and store room.

To the first floor, is the main three piece suite family bathroom with over head shower which is also modernised and well presented. Bedroom One is spacious and includes a storage cupboard and Bedroom Two is also of a great size.

Externally, the property offers a landscaped rear garden with a decking area, artificial grass and a patio area. To the front of the property is a drive way providing off street parking for two vehicles.

Viewings are advised to appreciate the spacious yet homely feel this property has to offer.

Living Room 12'1" x 15'1" (3.69 x 4.60)

Kitchen/Dining Room 18'8" x 15'0" (5.70 x 4.58 )

Utility Room 7'6" x 7'1" (2.31 x 2.16)

Store Room 2'11" x 7'9" (0.90 x 2.37)

Bedroom One 12'4" x 11'5" (3.77 x 3.50)

Bedroom Two 9'0" x 7'11" (2.75 x 2.43)

Bathroom 5'7" x 6'9" (1.72 x 2.07)

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: Mains water, electricity and drainage are connected along with an gas fired central heating system. Please note, we have not tested the services 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.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

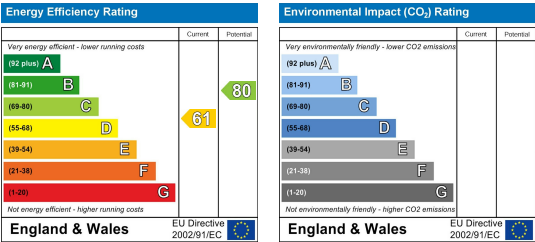
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.