

BURGIN ATKINSON

& C O M P A N Y



Caprice Main Street

North Leverton, Retford, DN22 0AW

Offers Over £370,000



FOUR BEDROOM DETACHED FAMILY HOME - OPEN PLAN KITCHEN DINER - TWO RECEPTION ROOMS - MAIN FAMILY BATHROOM AND TWO EN SUITES - SOUGHT AFTER VILLAGE LOCATION - LARGE CORNER PLOT - GARAGE - OFF STREET PARKING - EPC D



Sell from
£995
Any Property
Any Price



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Description

This spacious, four bed detached property is situated in the highly 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 an entrance porch which leads into the spacious yet cosy living room. There is an open plan kitchen diner which is modernised and well presented featuring a central island and breakfast bar along with a functional, built in dining area. This follows through to an additional reception room with double sliding patio doors that open out into the rear garden. To the ground floor, there is also a downstairs w/c and utility room along with a coal bunker.

To the first floor, you will find the master bedroom with en suite and balcony area, the second bedroom with en-suite and built in storage space and a further two double bedrooms. The four piece suite family bathroom features a separate shower cubicle, free standing bath, hand wash basin and w/c.

Externally, the property offers a large enclosed rear garden which is split into two as it is on a wrap around, corner plot. There is a large patio area, a decking area and the rest of the garden is mostly laid to artificial grass. To the front of the house, the drive way offers ample parking access, an integral garage and a small outbuilding allowing extra storage space.

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

- Living Room 15'1" x 22'3" (4.60 x 6.80)**
- Kitchen Diner 12'7" x 22'3" (3.84 x 6.80)**
- Reception Room 12'5" x 12'7" (3.81 x 3.84)**
- W/C/Utility 4'7" x 5'5" (1.40 x 1.67)**
- Coal Bunker 5'0" x 6'1" (1.54 x 1.87)**
- Master Bedroom 18'9" x 8'11" (5.74 x 2.73)**
- Master En-Suite 5'6" x 8'5" (1.69 x 2.57)**
- Bedroom Two 9'11" x 8'11" (3.03 x 2.72)**
- En-Suite 5'5" x 4'6" (1.67 x 1.38)**
- Bedroom Three 12'10" x 10'4" (3.93 x 3.17)**
- Bedroom Four 9'3" x 10'2" (2.83 x 3.10)**
- Bathroom 8'5" x 7'11" (2.59 x 2.43)**
- Garage 18'1" x 9'1" (5.53 x 2.79)**

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: 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.

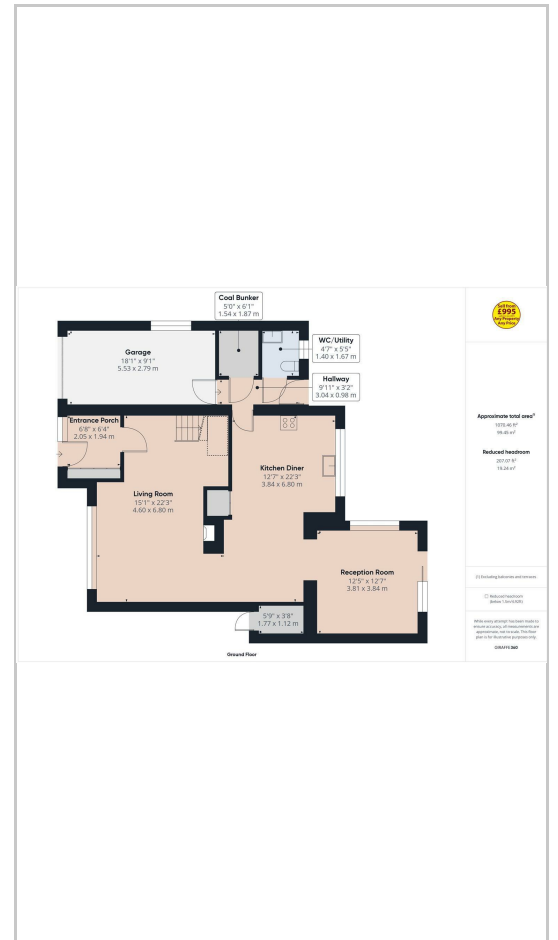
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

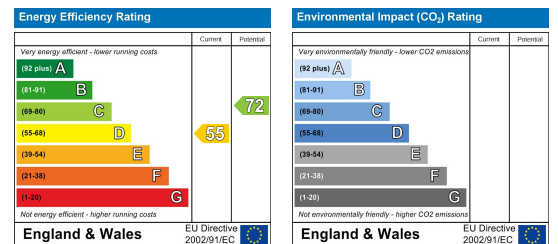
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.