

# BURGIN ATKINSON

& C O M P A N Y

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



## 1 Ferns Meadow

North Leverton, Retford, DN22 0DL

**Offers Over £265,000**



TWO DOUBLE BEDROOM DETACHED BUNGALOW - SOUGHT AFTER VILLAGE LOCATION - LARGE WRAP AROUND PLOT - DRIVEWAY LEADING TO SINGLE GARAGE - GREAT SIZED LOUNGE AND KITCHEN DINER - WELL PRESENTED THROUGH OUT - EPC D



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## Description

This well appointed, two double bedroom, detached bungalow 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 as well as doctors surgery, hair salon, all within walking distance.

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, the property offers a spacious living room with an electric fire and surround sound with double patio doors leading to the rear garden and a well presented kitchen diner with integrated appliances. Additionally, there are two double bedrooms which both feature bespoke fitted wardrobes and a main bathroom with a double walk in shower cubicle.

Externally, to the front and side of the property is around lawned gardens with roses, lupins and foxgloves fenced with picket fencing. To the rear are further lawned gardens with block paved patio area, pebbled, plant and shrub borders all enclosed by fence and gated. The rear garden also contains a greenhouse and summer house. The driveway is block paved, leading to the single integral garage which has an electric roller door. The garage also offers potential to convert into internal accommodation via the entrance hall.

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

**Living Room 14'11" x 12'5" (4.57 x 3.80)**

**Kitchen Diner 18'7" x 10'5" (5.67 x 3.18)**

**Bathroom 6'8" x 6'9" (2.05 x 2.08)**

**Bedroom One 11'3" x 9'9" (3.43 x 2.99)**

**Bedroom Two 9'4" x 8'11" (2.86 x 2.74)**

**Garage 16'1" x 9'4" (4.92 x 2.86)**

## 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 B.

**Services:** Mains water, electricity and drainage are connected along with an electric 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.

**Parking:** A driveway is provided at the property with parking for two cars.

**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.

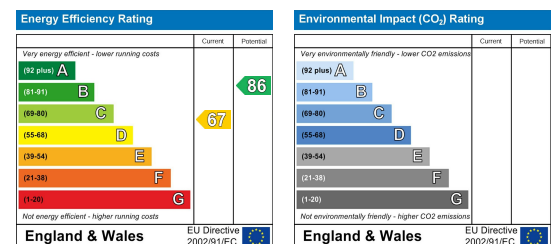
## Area Map



## 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.