



## Retford Road

South Leverton, South Leverton, DN22 0BY

£375,000

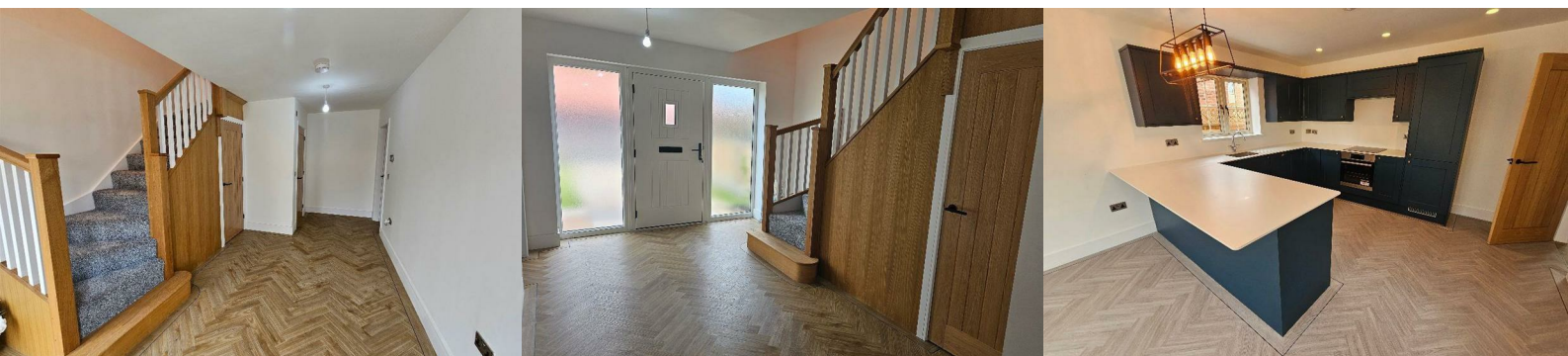


Welcome to this stunning new build property located on Retford Road in the charming village of South Leverton, Retford. This spacious house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your family, with 3 bedrooms and 2 bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

Situated in a peaceful village setting, this property offers a tranquil escape from the hustle and bustle of city life. The modern design and layout of the house provide a contemporary living space that is both stylish and functional.

One of the standout features of this property is the parking space available for 2 vehicles, ensuring convenience for you and your family or guests. Whether you're a growing family or someone who loves to host visitors, this property offers the space and amenities to cater to your needs.

Don't miss out on the opportunity to make this beautiful house your home. Contact us today to arrange a viewing and experience the charm of village living at its finest.



## Description

A barn style new build property semi detached property built to a high standard by Ridley Homes. This stunning three reception rooms, three double bedrooms, two bathrooms with the benefit of two garages which is situated in a cul de sac location in the popular village of South Leverton with local transport links close by.

## Entrance Hall

The property is entered through the front facing composite door into the hallway with LVT herringbone style flooring with an Oak staircase with white spindles and understairs storage.

## Lounge 14'3" x 13'3" (4.35m x 4.05m )

The lounge is a front facing room with recess lighting and Oak door.

## Kitchen / Diner 20'8" x 13'3" (6.32m x 4.05m )

The kitchen / diner is a bright room with dual aspect windows and French upvc doors leading onto the patio in the rear garden. The kitchen comprises of dark blue wall and base units, sink, integrated fridge / freezer, dishwasher, electric induction hob and double oven. The work tops are a contemporary thin white smooth surface with a breakfast bar and over head extractor.

## WC 6'0" x 5'2" (1.83m x 1.58m )

Off the hallway there is a cloak room with wc and a vanity hand basin with part tiled walls and rear facing window.

## Stairs & Landing

Walking up the carpeted stairs the spindle staircase leads onto the landing with a trio of hanging ceiling lights and recess lights.

## Master Bedroom 21'8" x 13'3" (6.62m x 4.05m)

A rear facing double bedroom with a rear facing window, centre light, electric sockets and radiator.

## Ensuite 6'6" x 5'9" (2.00m x 1.77m)

The ensuite comprises from a corner shower cubicle with a gravity fed shower, vanity unit and wc with tiled floor and part tiled walls.

## Bedroom Two 14'3" x 9'5" (4.35m x 2.88m )

The second bedroom is a double room front facing with carpet, electric sockets and radiator.

## Bedroom Three 11'5" x 9'1" (3.50m x 2.77m)

The third bedroom is a double room front facing with carpet, electric sockets and radiator.

## Bathroom 10'10" x 5'2" (3.32m x 1.58m )

The family bathroom comprises of a curved white bath with fountain taps, gravity fed shower above with glass screen, inset tiled shelves, floating wc and a vanity sink with an additional cupboard housing the central heating boiler.

## Outside

To the front there is a stone slabbed path leading to the front door with lawn area to either side with external lighting both sides of the composite door. Across the development there is a double garage. A side wooden gate leads into the rear garden that has a large patio area and lawn, external lighting and is fully enclosed with fencing.

## Double Garage 19'8" x 19'4" (6.00m x 5.90m )

Situated across the cul de sac within a block of six with electric and lighting and an wall mounted electric car charger.

## Additional Benefits

The properties are heated with a LPG which has a sunken joint tank located near the garages and has a separate meter. The ground floor rooms have under floor heating and zone controls to every room.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. 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.

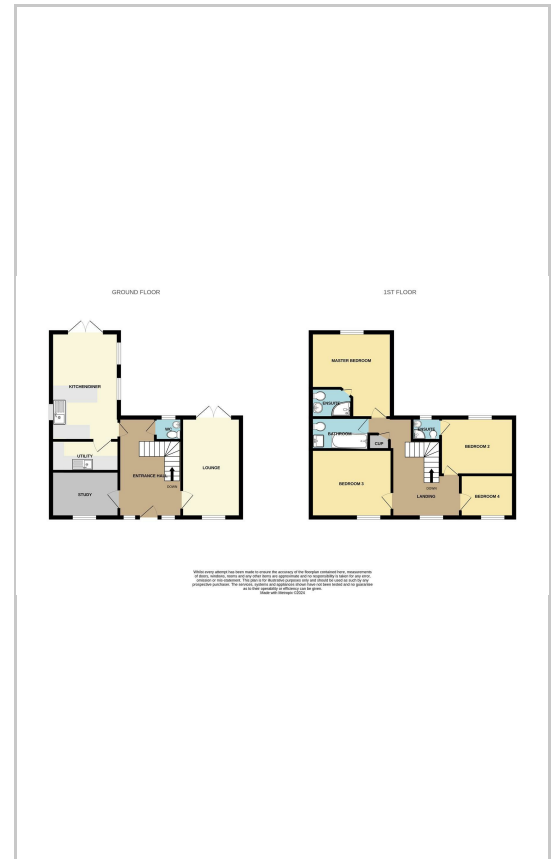
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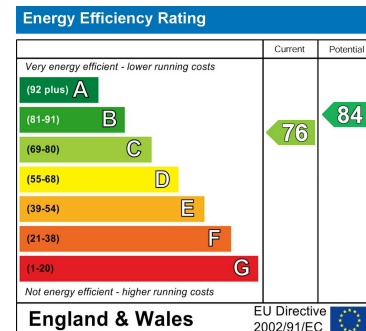
## Area Map



## 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.

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