



## Retford Road

South Leverton, South Leverton, DN22 0BY

£850,000



Welcome to this stunning new build property located on Retford Road in the charming village of South Leverton, Retford. This spacious detached house boasts 5 bedrooms and 3 bathrooms, providing ample space for a growing family or those who love to entertain.

As you step inside, you'll be greeted by a modern and stylish interior, perfect for contemporary living. The property offers a perfect blend of comfort and elegance, with plenty of natural light flooding in through the large windows.

One of the highlights of this property is the parking space available for 2 vehicles in the garage plus 2 on the driveway, ensuring convenience for you and your guests. Whether you have a growing family with multiple cars or simply enjoy the luxury of extra parking space, this feature is sure to impress.

Located in the picturesque village of South Leverton, you'll enjoy a peaceful and idyllic setting while still being within easy reach of the amenities of Retford. From quaint local shops to beautiful green spaces, this



### Description

This prestigious five bedroom property has everything one could need for a perfect abode. Offering a large kitchen / diner and snug area, lounge, cinema / games room, five bedrooms, three bathrooms, double garages with driveway parking and a large enclosed garden over looking the countryside.

What more can one want? This property is a MUST VIEW future home.

### Entrance Hall

The property is entered into a large spacious hallway with ample width to create an open, airy feel. The Oak staircase with the use of glass in the balustrade allows natural light to flow through the hallway, enhancing the sense of openness and is centrally positioned along the featured brick wall, allowing for easy flow and accessibility. The layout is designed to maximize natural light and create an inviting entrance to impress any guests visiting. Picture either a grand piano or a large festive decorated tree as the main focus upon entrance. Simply WOW!

### Ground Floor Cloak Room

Every family home needs a ground floor cloak room, it is located off the hallway and comprises of a vanity sink, wc and part tiled walls.

### Kitchen / Diner 46'10" x 20'1" (14.30m x 6.13m)

If entering the hallway was not impressive enough your breath will be taken away with the open plan kitchen / diner with an extensive range of olive green wall and base units along three walls with a centre feature of an island with an integrated electric induction hob, integrated double oven, microwave, coffee machine, fridge, freezer and dishwasher. The units have under counter strip lighting to add to the ambience. The kitchen has a rear facing window with French doors leading to the large rear enclosed garden.

### Utility Room 10'9" x 7'10" (3.30m x 2.40m)

The utility rooms allows for the mechanics of a families house keeping chores to be kept away from the main kitchen allowing the noises of appliances to be hidden. Matching olive green wall and base units as the kitchen with butcher block work tops, additional storage with recess lights and space for the washing machine and dryer.

### Snug

A continuation of the open / plan kitchen diner this part of the room could be sectioned off to create a separate living space with three full length windows to appreciate the external views and a feature brick wall.

### Lounge 28'4" x 13'6" (8.65m x 4.14m)

The lounge is entered through French doors and has ceiling lighting to the perimeter of the room with a front facing window and French doors leading into the garden.

### Cinema Room / Games Room 19'8" x 15'2" (6.00m x 4.63m)

This room can be what ever the heart desires and is of a generous size suitable for a cinema room, pool room, work from home office.....

With recess lights and a front facing window.

### Stairs & Landing

Leading up the Oak stair case onto the large landing with glass balustrade and a feature brick wall with a trio of ceiling lights an inset recess lighting.

### Master Bedroom 19'4" x 11'1" (5.90m x 3.40m)

The master bedroom is a rear facing room with a feature brick wall, over bed lighting and a large full length window over looking the fields. The room benefits from a walk in wardrobe which is larger than most standard bedrooms alone and an ensuite.

### Ensuite 12'6" x 7'10" (3.83m x 2.40m)

The ensuite comprises of a curved centre bath, walk in shower cubicle with a gravity fed shower, floating wc and sink encased in a vanity unit with an inset large mirror with top strip lighting, fully tiled walls and floor.

### Dressing Room 12'6" x 9'10" (3.83m x 3.00m)

Larger than the average bedroom the dressing room can be designed to your own practicality.

### Bedroom Two 18'0" x 16'0" (5.51m x 4.89m)

A rear facing bedroom with two windows, ceiling light and the benefit of an en suite.

### Ensuite 6'4" x 5'9" (1.95m x 1.77m)

The ensuite consists of a curved corner shower cubicle with a gravity fed shower, vanity sink and wc with an inset large mirror with a top strip lighting, part tiled walls and chrome towel ladder rail.

### Bedroom Three 14'4" x 11'11" (4.37m x 3.65m)

A double bedroom front facing with electric sockets and radiator.

### Bedroom Four 15'3" x 9'10" (4.67m x 3.00m)

A double bedroom front facing with electric sockets and radiator.

### Bedroom Five 10'10" x 7'11" (3.32m x 2.42m)

A double bedroom front facing with electric sockets and radiator with a full drop triple window over looking the front of the property.

### Family Bathroom 8'11" x 7'11" (2.72m x 2.42m)

Comprising of a bath, shower and vanity sink with wc, part tiled walls with an inset mirror with top strip lighting and radiator.

### Outside

The rear garden is a fully enclosed lawn area with patio leading out from the French doors. The garden over looks the field and is large enough for a tennis court, swimming pool, pitch and put.....what ever you require to unwind.

### Double Garage 19'8" x 19'6" (6.00m x 5.95m)

The double garage is located attached to the property with electric up and over doors, electric charging point. The central heating boiler and water tank is located in the garage. Parking available for additional cars on the block paved driveway.

### Additional Information

The property has individual room zone heating controls with under floor heating to the ground floor.

### Disclaimer

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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

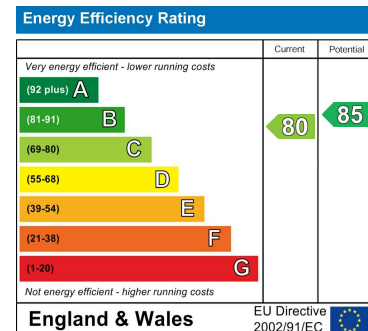
## Area Map



## Floor Plans



## Energy Efficiency Graph



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