



## The Maltkins

, North Leverton, DN22 0DH

Offers over £145,000



Welcome to this charming semi-detached house located in the picturesque village of North Leverton, Retford. This property boasts two cosy reception rooms, perfect for entertaining guests or simply relaxing with your loved ones, with two bedrooms, there is ample space for a small family or for those who enjoy having a guest room or a home office. The property also features a well-appointed bathroom.

Situated in the tranquil surroundings of The Maltkins, this house offers a peaceful retreat. The village of North Leverton is known for its friendly community and beautiful countryside, providing a serene environment for its residents to enjoy.

Whether you are looking for a starter home, a peaceful retreat, this semi-detached house offers a range of possibilities. Don't miss the opportunity to make this charming property your own and enjoy the idyllic lifestyle that North Leverton has to offer.



## Description

A beautifully presented two bedroom semi detached property in a well sought after area of South Leverton. The property briefly comprises of; a front and rear porch, lounge, kitchen / diner, two bedrooms and bathroom with a rear enclosed garden, garage and driveway.

Ideal FTB / Investors property.

### Rear Porch / Utility 9'1" x 6'0" (2.78m x 1.83m)

The rear upvc is multi functional and has plumbing for a washer and dryer, vinyl floor and entrance leading into the kitchen / diner.

### Kitchen / Diner 14'11" x 8'6" (4.55m x 2.60m)

The kitchen / diner has Walnut effect base and wall units, worktop, stainless steel sink with centre drainer, space for fridge / freezer and free standing cooker, part tiled walls, storage heater and consumer unit is located in the kitchen.

### Lounge 14'11" x 12'3" (4.55m x 3.75m)

The lounge has open plan spindle staircase with a front facing upvc window and an unique under stairs seating area to maximise the space, carpet and ceiling light.

### Front Porch 7'4" x 4'7" (2.25m x 1.40m)

Entering the property from the front aspect the porch has a coat rail and storage shelves, vinyl floor and recess light.

### Bedroom One 11'4" x 12'2" (3.47m x 3.71m)

The master bedroom is a generous size front facing double room with over stairs storage, carpet and storage heater. The loft is accessed from this bedroom.

### Bedroom Two 7'8" x 8'6" (2.35m x 2.61m)

A double bedroom rear facing with carpet and storage heater.

### Bathroom 6'10" x 5'6" (2.10m x 1.70m)

The bathroom consists of a white three piece bathroom suite; bath, sink with wood featured wall and wc, an electric shower over the bath and vinyl flooring and recess light.

## Outside

To the front of the property there is gravel and slabbed driveway leading through the wrought iron gates under the car port, with an external cold water tap towards the sectional concrete garage with an up and over and side access door.

To the rear there is a small lawn, established shrubs and plants, block paved pathway leading to the decking and gazebo, greenhouse and veggie plot. The garden is fully enclosed.

## Additional Benefits

The property has no upward chain and is a Council Tax Band A.

## 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.
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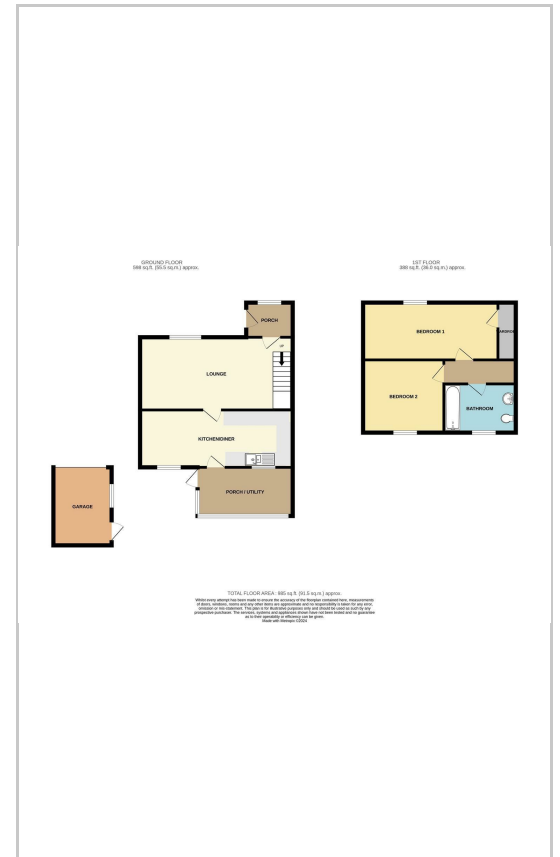
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Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk

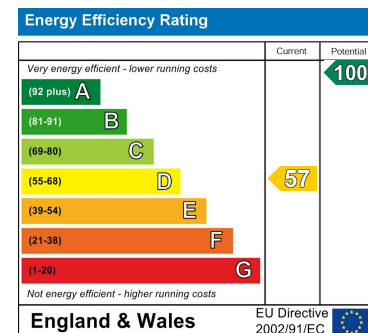
## Area Map



## Floor Plans



## Energy Efficiency Graph



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