



Retford Road

South Leverton, South Leverton, DN22 0BY

Offers in the region of £700,000

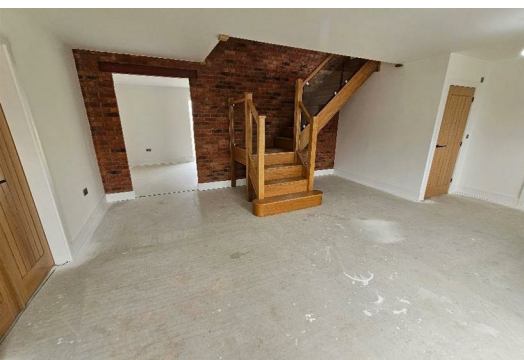


Welcome to this stunning new build property located on Retford Road in the charming village of South Leverton, Retford. This detached house boasts a modern design and is perfect for those seeking a spacious home with plenty of room to grow.

As you step inside, you are greeted by not one, but three inviting reception rooms, offering ample space for entertaining guests or simply relaxing with your family. The property features five generously sized bedrooms, providing everyone in the household with their own private sanctuary to unwind and rest.

With three bathrooms in the house, morning routines will be a breeze, ensuring no one has to wait for their turn. The convenience of multiple bathrooms cannot be overstated in a busy household.

The newness of this property means you can enjoy all the benefits of modern construction, from energy efficiency to contemporary fixtures and fittings. The detached nature of the house offers privacy and a sense of exclusivity, making it a truly desirable home for those looking for a peaceful retreat.



Description

A stunning detached five double bedroom property with three reception rooms and three bathrooms, double garage and large rear garden fully enclosed located in a cul de sac location on an exclusive development.

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 located 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.

Snug / Kitchen 27'0" x 25'2" (8.25m x 7.68m)

The snug / kitchen area is a fantastic modern living space with the open plan kitchen comprising of dark blue base and wall units with a centre island. Integrated fridge, freezer, inset induction electric hob, doubled oven, coffee machine and microwave. Natural light flows into the kitchen through to two velux windows and the French upvc doors leading into the rear enclosed garden.

Utility 10'5" x 6'7" (3.20m x 2.03m)

A functional utility room with space for a washer, dryer, storage for shoes and coats and olive green storage units with a butcher block worktop and sink with a front facing upvc window.

Breakfast Room 21'7" x 10'4" (6.59m x 3.15m)

The breakfast room is located off the kitchen through the double Oak doors and has a full length trio of windows looking out onto the rear garden.

Lounge 27'0" x 14'5" (8.25m x 4.40m)

The lounge is full length of the property and has windows to front and rear access, French doors leading off the hallway and French doors leading into the rear garden.

Cloak Room

Every family home needs a ground floor cloak room with a vanity sink, wc tiled floor and brick feature wall.

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 20'5" x 11'4" (6.24m x 3.46m)

The master bedroom is a rear facing room with over bed lighting, two windows over looking the fields. The room benefits from a walk in wardrobe and an ensuite.

Ensuite 11'4" x 7'2" (3.46m x 2.20)

The ensuite comprises of a bath, shower cubicle with a gravity fed shower, vanity sink and wc. Fully tiled walls and tiled floor.

Dressing Room 11'4" x 5'1" (3.46m x 1.55m)

A great additional to any bedroom the dressing room to be fitted out to suit your requirements.

Bedroom Two 15'1" x 14'5" (4.60m x 4.40m)

A double bedroom front facing with a window over looking the front garden with electric sockets and the benefit of an ensuite.

Ensuite 8'0" x 6'5" (2.44m x 1.96m)

The ensuite has a corner curved shower cubicle, vanity sink and wc, chrome ladder rail part tiled walls and tiled floor.

Bedroom Three 18'7" x 11'4" (5.67m x 3.46m)

A rear facing double bedroom with two windows over looking the garden and open fields.

Bedroom Four 15'0" x 8'0" (4.58m x 2.44m)

A front facing double bedroom with a single window, electrics and lighting.

Bedroom Five 13'9" x 8'0" (4.20m x 2.44m)

A double bedroom with a trio of full length windows, electrics and light and radiator.

Family Bathroom 9'10" x 7'2" (3.00m x 2.20)

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

Garage 19'8" x 19'0" (6.00m x 5.80m)

A double garage located in the garage block with an electric door, electrics and lighting and an electric car charging point.

Outside

To the front of the property there is an open plan lawn to both sides of the path leading to the front door, bark borders with small shrubs and a side gate leading into the fully enclosed rear garden with a large lounge and patios leading onto out of the French doors..

Additional Information

The properties benefit from individual zone room temperature controls, under floor heating to the ground floor. The central heating system is LPG.

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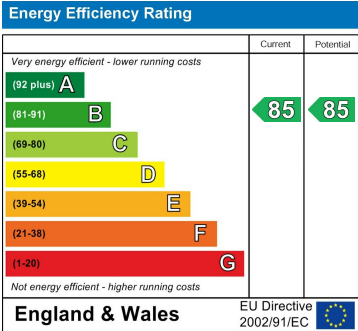
Area Map



Floor Plans



Energy Efficiency Graph



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