



Retford Road

South Leverton, Retford, DN22 0BY

Offers over £600,000



Welcome to this stunning new build detached house located on Retford Road in the charming village of South Leverton, Retford. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family with five generously sized double bedrooms, there is ample of space for everyone to enjoy their own private sanctuary.

The house features three modern bathrooms, ensuring convenience and comfort for all residents. Being a new build, this property offers the luxury of contemporary living with all the latest amenities and fixtures.

Situated in the picturesque village of South Leverton, this house provides a peaceful and idyllic setting for you to call home. Whether you're looking to enjoy the tranquillity of village life or explore the nearby town of Retford, this location offers the best of both worlds.

Don't miss out on the opportunity to own this beautiful new build property in South Leverton. Contact us today to arrange a viewing and take the first step towards making this house your dream home.



Description

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

Entrance Hall

Entering the property from the front elevation you walk into a spacious hallway with an impressive central Oak stair case with glass balustrade leading to the first floor. The combination of the warm coloured LVT herringbone flooring, natural oak and sleek modern glass creates a striking contrast that can suit various interior styles, from contemporary to transitional and as the center piece is aesthetically pleasing to the eye. Off the bootom of the hallway is a ground floor cloak room separate storage room and side door leading out onto the driveway and integral door into the garage.

Lounge 19'8" x 14'1" (6.00m x 4.30m)

Leading off the hallway to the right through the Oak and glass double doors the lounge has new grey carpet, dual aspect windows allowing the natural light to flood in and two ceiling lights. The main feature wall has been designed as a dedicated area for mounting the TV within a media wall, which when wall mounted in the recess will create a flush look. Achieving a harmonious look through balanced proportions, symmetrical shelving arrangements, and evenly distributed top lighting to hence the mood lighting.

Kitchen / Diner 20'0" x 16'4" (6.10m x 5.00m)

Oak wood and glass double doors lead you into the kitchen / diner with the continuation of the Herringbone style flooring that sweeps across the vast floor space available in this room. If modern living is your desire with the family relaxing whilst the culinary delights are served then this room ticks all the boxes. A centre island to gather round with an inset electric induction hob, extractor and lights mounted above is located in the centre of the kitchen area with surrounding blue wall and base units with integrated full height fridge, full height freezer, double oven, microwave, dishwasher and coffee machine. The tops match the warmth of the floor with butcher block wood worktops with under counter strip lighting, sink, drainer and centre tap. Two sets of cream Upvc double doors lead out onto the patio area flowing onto the lawn which is fully enclosed with fencing over looking the fields.

Utility Room 9'10" x 9'6" (3.00m x 2.90m)

Following through from the kitchen 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 wall and base units as the kitchen with additional storage, sink and herringbone flooring with recess lights and Samsung washing machine and separate Samsung dryer. There is a rear facing access door into the rear garden.

Stairs & Landing

Leading up the Oak stairs onto the spacious landing with a trio of hanging lights and recess lighting, the landing offers space for feature furniture to show off this impressive space. There is a storage cupboard located on the landing with an Oak door in keeping with all the bedroom doors and access to the loft with a front facing window and carpet to the floor.

Master Bedroom 24'1" x 14'7" (7.35m x 4.45m)

A generous size double room with two windows over looking the driveway with carpet, electric sockets, centre lighting with over bed lights and radiator.

Ensuite 7'11" x 6'6" (2.42m x 2.00)

The en suite comprises of a one and a half walk in shower cubicle with garvity fed shower, oblong hand basin encased in a vanity unit, wc, chrome towel rail, tiled floor and part tiled walls and a large feature inset mirror with strip top lighting.

Bedroom Two 14'1" x 10'7" (4.30m x 3.24m)

A side facing double bedroom over looking the fields with carpet and radiator with access to the en suite.

Ensuite 8'11" x 5'2" (2.74m x 1.60m)

The en suite to the second bedroom has an end walk in shower cubicle with a gravity fed shower, oblong hand basin encased inb a vanity unit, wc and an inset large mirror with strip top lighting.

Bedroom Three 14'1" x 11'5" (4.30m x 3.50m)

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

Bedroom Four 14'1" x 10'7" (4.30m x 3.25)

The fourth bedroom is a double room with dual aspect windows over looking the front and side with views across the fields with grey carpet, radiator and chrome electric sockets.

Bedroom Five 14'1" x 8'4" (4.30m x 2.56m)

Bedroom five is a double room with a rear facing window over looking the cul de sac with grey carpet, radiator and chrome electric sockets.

Family Bathroom 14'1" x 7'6" (4.30m x 2.30m)

The family bathroom is stylish with part tiled walls and tiled floor with large tiles to maximise the effect of the size this bathroom has to offer. The bathroom comprises of a curved corner shower cubicle with a gravity fed shower, curved bath with centre fountain tap, oblong sink encased in a vanity unit, wc, large chrome towel rail and recess lighting with an inset large mirror and top strip lighting to add to the effect.

Outside

To the front of the property there is a small lawn with York paving slabs leading to the front door, small laurel trees and a dwarf wrap around brick wall. The side garden has a large patio and lawn area fully enclosed with fencing and a side access wooden gate. The rear has a brick paved driveway for several cars leading to the double garage with outside lantern style lights.

Double Garage 20'1" x 17'1" (6.13m x 5.21m)

The double garage has an electric up and over door and houses the LPG central heating boiler and hot water tank and benefits from lighting and electrics and a electric car charging point and integral door into the hallway.

Additional Benefits

The property benefits from zone heating controls to all rooms with under floor heating to the ground floor, Oak doors throughout and finished to a high quality.

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

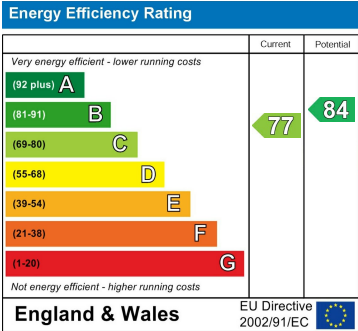
Area Map



Floor Plans



Energy Efficiency Graph



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