



9 St Martins Road, North
Leverton, DN22 0AU



3



1



1

Offers in region of £205,000



This detached bungalow is situated in the well-served village of North Leverton, which boasts amenities including a convenience store, public house, primary school and church. Offered with no upward chain, the bungalow features an excellent-sized lounge/diner, kitchen, three bedrooms as well as a bathroom and separate WC. Externally, the property also features lawned gardens to the front and rear aspects, as well as a driveway and detached garage providing ample vehicle parking.





RECEPTION HALL

2.00m x 0.83m (6'7" x 2'8")

Double glazed obscure side entrance door double-doored cloaks cupboard, further double-doored cupboard housing hot water tank, doors leading to all accommodation, wall mounted 'Heatstore' electric heater.

LOUNGE/DINER

6.87m x 4.40m (22'6" x 14'5")

Two 'Dimplex' electric heaters, double glazed window to front aspect, further matching bow window to front aspect, brick fireplace with built-in television shelf and television point.



KITCHEN

3.77m x 2.54m (12'5" x 8'4")

Fitted with a range of base and wall units consisting of a mixture of cupboards and drawers underneath stone effect work surfaces with tiled splashback. Appliances include a 'Lamona' electric fan-assisted oven, and a 'Lamona' electric four-ring hob with an extractor hood. Timber effect floor covering, space and supply for a fridge, space and plumbing for a washing machine, twin sink with drainer, 'Dimplex' electric heater, tall pantry unit, double glazed window to left aspect and matching obscure door to left aspect leading out to driveway.



BEDROOM ONE

3.62m x 3.35m (11'11" x 11'0")

Double glazed window to rear aspect, 'Heatstore' electric heater.

BEDROOM TWO

3.40m x 2.69m (11'2" x 8'10")

Double glazed window to rear aspect, 'Heatstore' electric heater.

BEDROOM THREE

3.75m x 2.27m (12'4" x 7'5")

Double glazed window to left aspect, 'Dimplex' electric heater.

BATHROOM

1.99m x 1.47m (6'6" x 4'10")

Panel bath, pedestal wash hand basin, fully tiled walls to rear and right aspects, double glazed obscure window to right aspect, electric heater and electric towel radiator.

W.C.

2.00m x 0.84m (6'7" x 2'10")

Double glazed obscure window to right aspect, low-level flush WC, tile effect floor covering, tiled walls to half height, wall-mounted electric fan heater.

GARDENS & GROUNDS

The property can be accessed from St Martins Road via a tarmac driveway leading along the left aspect of the property to the single garage. A concrete pathway leads to both entrance doors and to a timber gate accessing the rear garden. There is a lawned front garden with mature borders. The garden to the rear is also laid mainly to lawn with a variety of mature borders and a hardstanding for a garden shed. This garden is enclosed behind fencing to all aspects.

TENURE

Freehold

COUNCIL TAX

Band B

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

DISCLAIMER

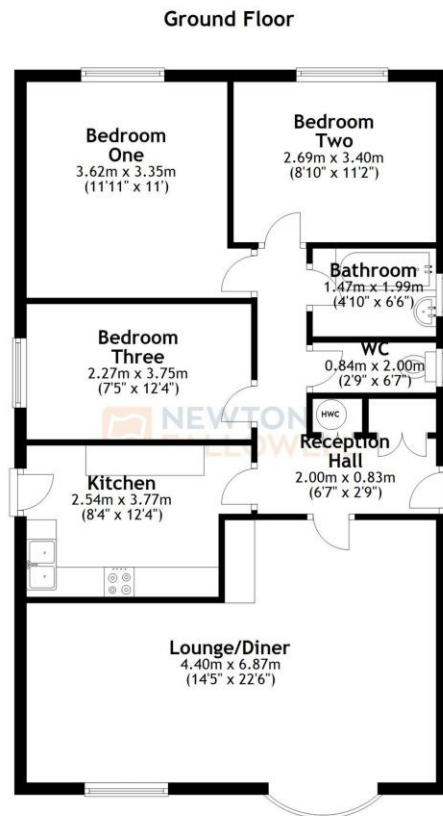
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, if there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.



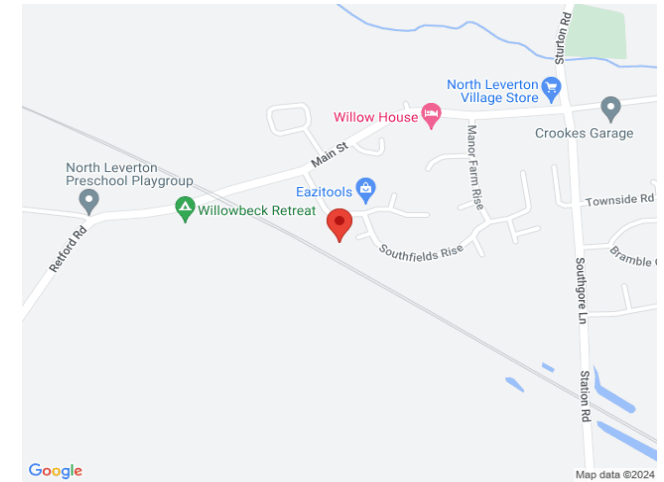


 **NEWTON
FALLOWELL**

Floorplan



Total area: approx. 80.6 sq. metres (867.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



Newton Fallowell Retford (Sales)

01777 713910

retford@newtonfallowell.co.uk