



The Hollies, Leverton Road,
Sturton-Le-Steeple, DN22 9HE



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£275,000



The Hollies is a two-bedroom semi-detached bungalow situated off Leverton Road in the heart of the village of Sturton-le-Steeple. Offered with no upward chain, the property sits within 1/4 grounds, with gardens to front and rear overlooking the village church, and ample off road parking. The property features a lounge, conservatory, fitted kitchen, two bedrooms and a shower room.





PORCH

2.60m x 1.30m (8'6" x 4'4")

Double glazed obscure front entrance door with matching windows to right and rear aspects, double glazed obscure door leading into kitchen.

KITCHEN

4.50m x 2.80m (14'10" x 9'2")

Fitted with a range of base and wall units, consisting of cupboards and drawers underneath stone effect work surfaces with tiled splashback. Appliances include a 'Neff' induction four-zone hob with an extractor hood above, as well as an electric double oven. There is also space and plumbing for a washing machine as well as space and supply under-counter fridge and freezer. The kitchen also has tiled flooring, a double panel radiator and an under-mounted one-and-a-half bowl sink.



LOUNGE

5.30m x 4.50m (17'5" x 14'10")

Double glazed window to right aspect, panel radiator, fireplace with polished stone insert and matching hearth, double glazed sliding door leading into conservatory.

CONSERVATORY

4.50m x 3.20m (14'10" x 10'6")

Double glazed windows to right, left and rear aspect with matching French doors to the rear leading out to the garden, power and light.



INNER HALLWAY

4.30m x 1.00m (14'1" x 3'4")

Double glazed window to left aspect, panel radiator, hatch accessing roofspace, cloaks cupboard with hanging rail and shelving within, further cupboard housing 'Vaillant' central heating boiler.

BEDROOM ONE

4.50m x 3.60m (14'10" x 11'10")

Double glazed window to front aspect, double panel radiator.

BEDROOM TWO

3.40m x 2.20m (11'2" x 7'2")

Double glazed window to right aspect, panel radiator.

SHOWER ROOM

3.40m x 2.00m (11'2" x 6'7")

Double glazed obscure window to right aspect, walk-in shower enclosure with mains fed shower within, low-level dual flush WC, pedestal wash hand basin, tall chrome ladder style towel radiator, timber effect flooring, fully tiled walls.

GARDENS & GROUNDS

The property can be accessed from a shared driveway off Leverton Road, which leads to the off-road parking area. The garden to the rear features lawned and patio areas, as well as a garden store and greenhouse.

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.

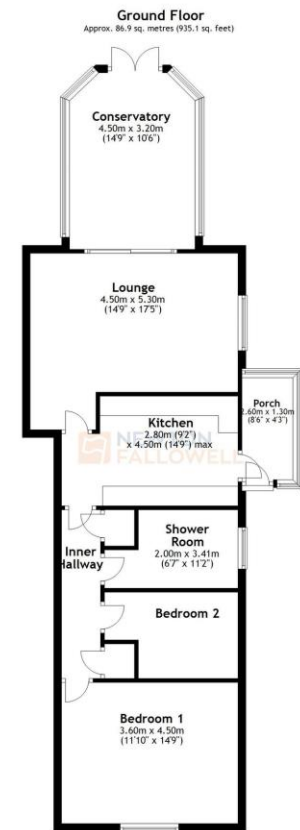
DISCLAIMER

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.

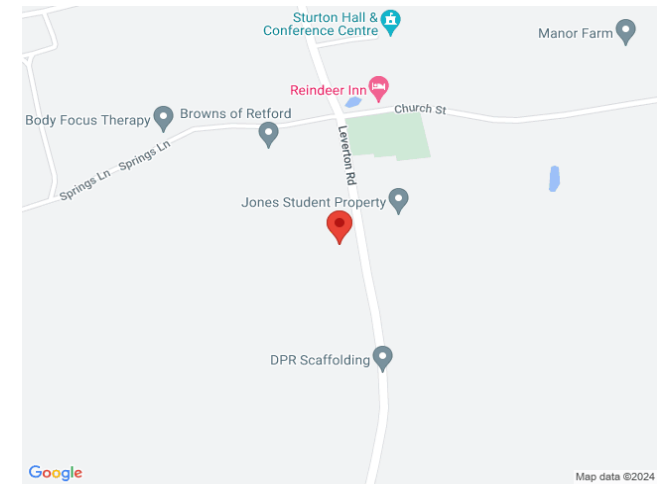




Floorplan



Total area: approx. 86.9 sq. metres (935.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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