



Jalna, Southgore Lane,  
Retford, DN22 0AA



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# £400,000

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Jalna is a unique period property, situated in the heart of the well-served village of North Leverton. The property features three reception rooms as well as a traditional kitchen, study area, cloakroom, three double bedrooms and a house bathroom. The grounds measure more than 0.4 acre, with an enclosed lawned garden, as well as a detached triple garage which could be converted to provide secondary accommodation (subject to the necessary permissions).





**RECEPTION HALL** 0.92m x 4.35m (3'0" x 14'4")

Double glazed obscure front entrance door with matching top light, stairs leading to 1st floor, panel radiator, doors leading to the majority of the ground-floor accommodation.

**KITCHEN** 2.72m x 3.93m (8'11" x 12'11")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll-top work surfaces with tiled splashback. There is space and supply for an electric cooker, space and supply for an upright fridge freezer, an integrated dishwasher, tiled flooring, stable style door to rear aspect leading out to decked area, double glazed window to rear aspect, ceramic one and a half bowl sink and drainer, double panel radiator, electric consumer unit.

**UTILITY ROOM** 1.6m x 2.8m (5'2" x 9'2")

Obscure glazed windows to rear aspect, low-level flush WC, space and plumbing for washing machine, pedestal wash hand basin, timber effect flooring, double panel radiator, fully tiled walls.

**SITTING ROOM** 3.92m x 3.93m (12'11" x 12'11")

Double glazed splayed bay window to front aspect, double panel radiator, fireplace, television point, decorative panelling to three-quarter height.

**LOUNGE** 3.94m x 3.95m (12'11" x 13'0")

Double glazed splayed bay window to front aspect, two double panel radiators, fireplace with cast iron stove within.

**STUDY** 2.05m x 2.76m (6'8" x 9'1")

Double glazed obscure window to right aspect, timber effect flooring, 'Worcester' oil fired central heating boiler, broadband point.

**GARDEN ROOM** 3.74m x 4.86m (12'4" x 15'11")

Double glazed windows to right, rear and left aspects with matching French doors leading out to the decked area, timber effect flooring, double panel radiator.

**1ST FLOOR-LANDING** 2.82m x 6.78m (9'4" x 22'2")

Double glazed windows to front and rear aspects, two double panel radiators.

**BEDROOM ONE** 3.94m x 3.99m (12'11" x 13'1")

Double glazed window to front aspect, double panel radiator, double wardrobe unit with hanging rail.

**BEDROOM TWO** 3.95m x 3.97m (13'0" x 13'0")

Double glazed window to front aspect, double panel radiator, double wardrobe unit.

**BEDROOM THREE** 2.76m x 3.98m (9'1" x 13'1")

Double glazed window to rear aspect, panel radiator.





**NEWTON  
FALLOWELL**



### BATHROOM 2.02m x 2.7m (6'7" x 8'11")

Panel bath with electric shower above, pedestal wash hand basin, low level flush WC, ladder style towel radiator, double glazed obscure window to rear aspect, airing cupboard, extractor fan.

### TRIPLE GARAGE 6.76m x 8.14m (22'2" x 26'8")

Power and light.

### GARDENS & GROUNDS

The driveway is situated to the left of the property and leads to the triple garage and further parking area. A gate leads from Southgore Lane to a pathway accessing the front entrance door; there are also two lawned areas to the front which is enclosed behind hedging. The garden to the rear is also laid mainly to lawn, with decked and patio areas.

### TENURE

Freehold

### COUNCIL TAX

Band C

### 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

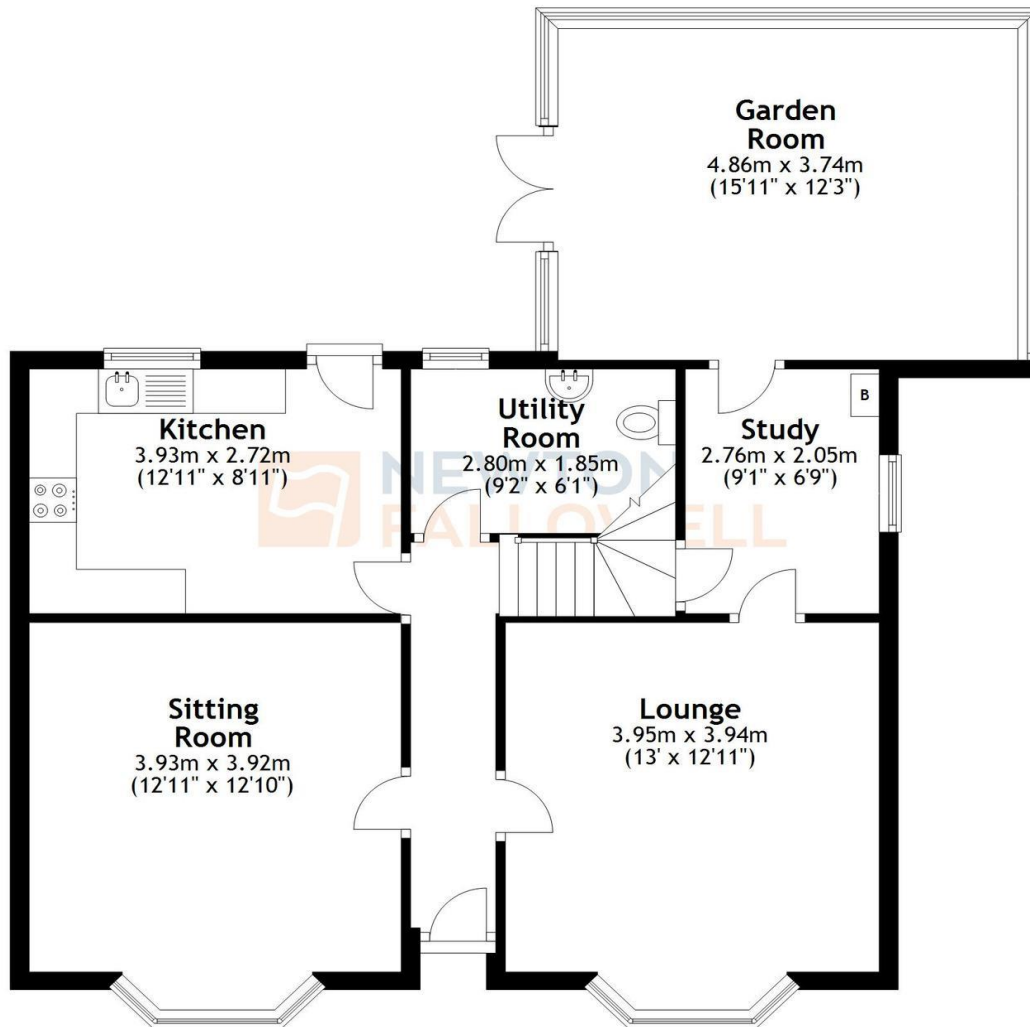
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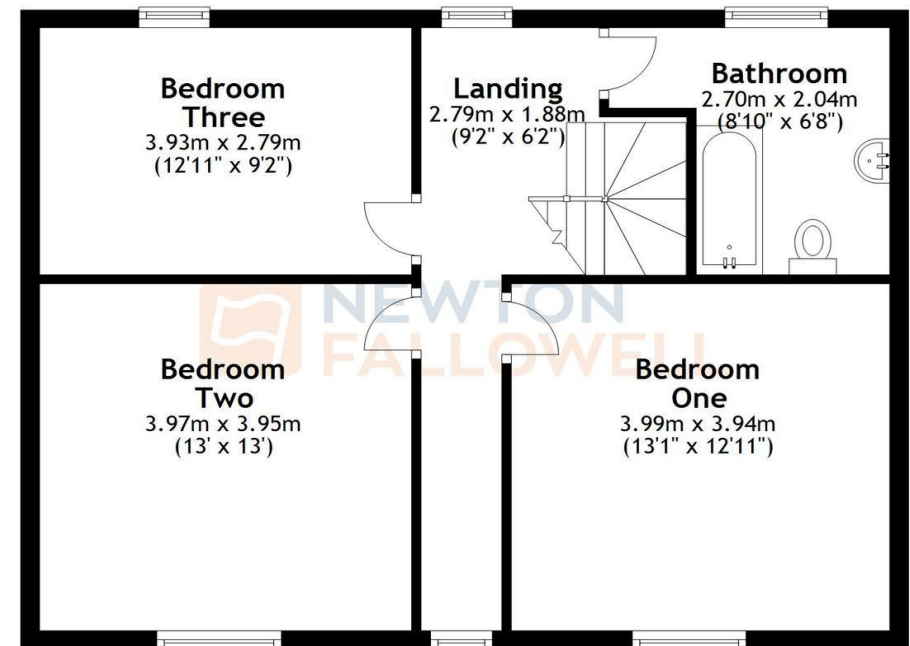


**NEWTON**  
REAL ESTATE

## Ground Floor



## First Floor



Total area: approx. 140.5 sq. metres (1511.8 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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