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Whites Farm

South Leverton, Retford, DN22 0FB

Offers In The Region Of £425,000



Council Tax: E



The Appleyard Whites Farm

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DESCRIPTION

The property briefly comprises Lounge through Diner, Kitchen Diner, Study, Utility, downstairs Cloakroom on the ground floor and three Bedrooms plus Bathroom to the first floor. Outside there is a large garden to the rear with double Garage with drive to the front. The property also benefits from oil central heating and double glazing throughout. South Leverton is a village lying five miles east of the market town of Retford, with amenities including Village Hall and Public House and a Spar Shop and Post Office in the adjacent village of North Leverton. Retford has a wealth of amenities and transport links via the East Coast mainline and close to the A1M.

ACCOMMODATION

The property is accessed via a wooden porched Entrance over a wood effect double glazed door with glass panel leading into:

ENTRANCE HALL

9'0" x 14'9" (2.76 x 4.50)

Providing access to the Lounge through Diner, Kitchen Diner, Study, downstairs Cloakroom, stairs rising to the first floor with understairs cupboard, wall mounted thermostat, telephone point, radiator and two windows to the rear elevation.

LOUNGE THROUGH DINER

32'3" x 15'0" (9.84 x 4.59)

With central brick column housing log burner, t.v. and telephone points, double doors opening to the rear garden, two windows to the front elevation and one to the rear, two radiators.

STUDY

7'10" x 10'0" (2.41 x 3.05)

Telephone point, loft hatch, window to the front elevation and radiator.

DOWNSTAIRS CLOAKROOM

Low level flush w.c., pedestal sink with tiled splashback, extractor fan and radiator.

KITCHEN DINER

10'8" x 32'2" (3.27 x 9.82)

With wall and base units and complementary work surface, space for range style cooker with extractor fan over, five ring induction hob, integrated dishwasher and fridge, one and a half stainless steel sink with mixer tap and splashback, spotlights to ceiling, tiled flooring throughout, t.v. point, doors opening to the rear garden.

Pantry area with shelving and space for fridge freezer. Door from Kitchen leading into:

UTILITY ROOM

5'5" x 10'4" (1.66 x 3.16)

Wall mounted Worcester boiler and water tank, space and plumbing for washing machine, coat hanger, radiator, Door with glass panel leading out to the garden.

L SHAPED FIRST FLOOR LANDING

11'10" x 13'2" to maximum dimensions (3.61 x 4.03 to maximum dimensions)

Providing access to Bedrooms and Bathroom, storage cupboard with shelves, windows to the front and side elevation, smoke alarm to ceiling.

MASTER BEDROOM

14'9" x 10'6" (4.51 x 3.22)

T.V. point, windows to the side and rear elevation, radiator and door leading into:

EN SUITE

Built in shower unit, pedestal sink with splashback and shelf over, low level flush w.c., shaver socket, towel rail, spotlights to ceiling, extractor fan and radiator.

BEDROOM TWO

8'6" x 15'3" (2.61 x 4.67)

Loft hatch, window to the front elevation and radiator.

BEDROOM THREE

6'7" x 11'9" (2.03 x 3.60)

T.V. point, window to the side elevation and radiator.

BATHROOM

11'6" x 7'11" (3.52 x 2.42)

Half tiled with matching white suite comprising panel bath, corner shower unit, pedestal sink with adjustable mirror above and shelf, shaver socket, low level flush w.c., towel radiator, spotlights to ceiling, extractor fan, window to the front elevation and radiator.

EXTERNALLY

Secure private garden to the rear and side accessed via two gates from the front and being laid mainly to lawn with mature borders, fencing and hedging, raised beds and greenhouse. Three wooden storage sheds to the side and oil tank. The front of the property is laid mainly to lawn with paving and a tree, bin store, two external lights, block paved communal drive into the close and off street parking for two vehicles on a stone chip driveway leading to the double Garage.

DOUBLE GARAGE

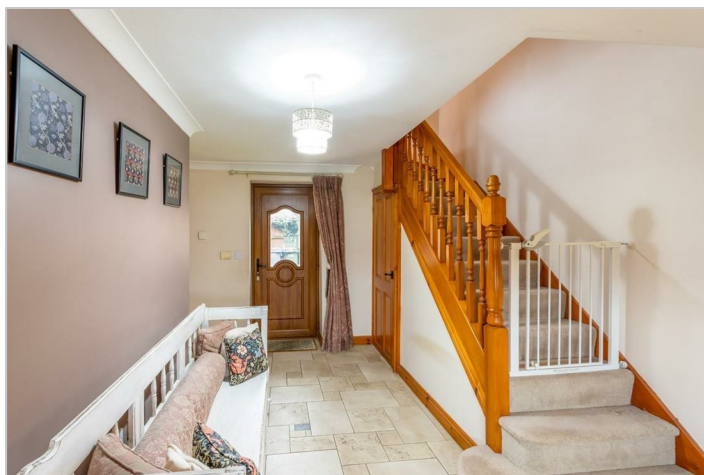
23'8" x 15'2" (7.22 x 4.63)

Two up and over doors, power and light, roof storage, window to the side elevation and personal door to the rear.

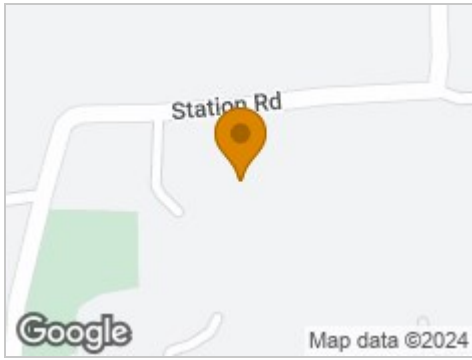
COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'E'

TENURE - FREEHOLD



Road Map



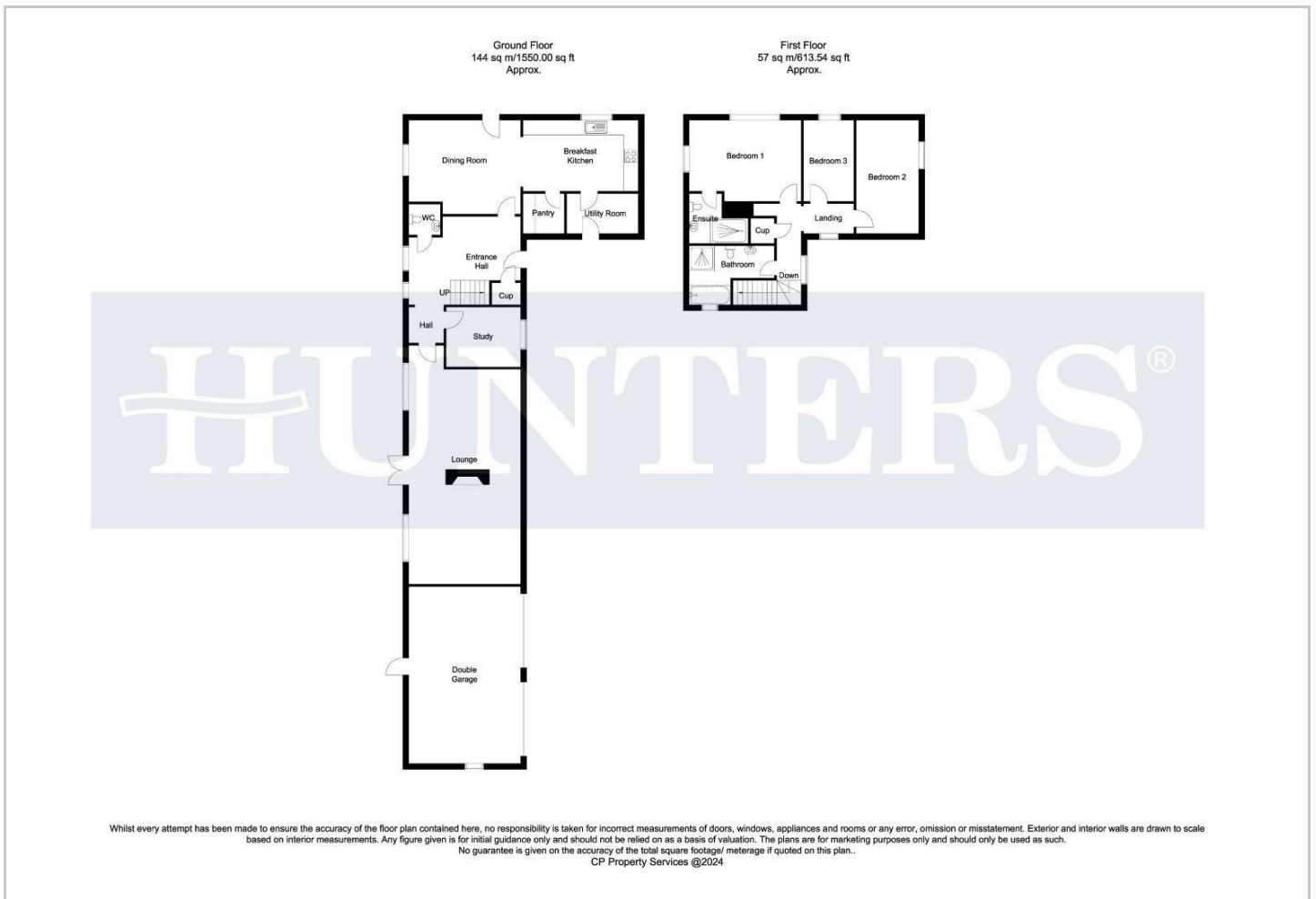
Hybrid Map



Terrain Map



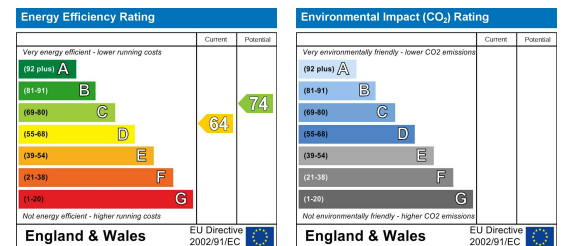
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.