



**Cedar Cottage Church Street, South Leverton Retford DN22  
0BX**

**welcome to**

**Cedar Cottage Church Street, South Leverton Retford**

An exceptional three bedroom extended detached cottage. Incorporating a superb combination of period features with modern additions. Finished to an exacting standard throughout including a spacious contemporary living kitchen and a striking master suite with ensuite and dressing room.



### **Entrance Hall**

High quality tiled flooring, spotlights to the ceiling, vertical central heating radiator and stairs lead to the first floor.

### **Lounge**

12' 1" x 10' 10" ( 3.68m x 3.30m )

Multifuel stove set into the chimney breast with a tiled heath, wall lights, beamed ceiling, central heating radiator and front facing double glazed window.

### **Dining Room**

11' 8" x 10' 5" ( 3.56m x 3.17m )

Multifuel burner, beamed ceiling, two central heating radiators and a double glazed window to the front elevation.

### **Living Kitchen**

13' 6" x 32' ( 4.11m x 9.75m )

This beautifully appointed living kitchen is fitted with a comprehensive range of shaker style wall and base units with worksurfaces, a double Belfast sink and a central island unit. Integrated fridge freezer, wine cooler and dishwasher, space for a range cooker with a tiled splashback and an extractor above. Three vertical radiators, high quality flooring, spotlights to the ceiling, double glazed window to the rear and bi-folding doors leading to the rear garden.

### **Cloakroom**

Fitted with a wash hand basin and a w.c. Half tiled walls and tiled flooring, spotlights to the ceiling and a side facing double glazed window.

### **Utility Room**

8' 2" x 7' ( 2.49m x 2.13m )

Base units with wooden worksurfaces, ceramic sink, spotlights to the ceiling, two central heating radiators, tiled flooring, wall lights and a side facing double glazed window.

### **First Floor**

#### **Further Entrance Hall**

A composite door to the front leads to the 2nd hallway and to the living kitchen.

### **Landing**

Rear facing double glazed window

### **Master Bedroom**

16' 3" x 13' 6" ( 4.95m x 4.11m )

This substantial and beautifully appointed master bedroom has two double glazed windows to the front elevation and a velux window allowing an abundance of light. Three central heating radiators and feature walls. Doors leading to the ensuite and dressing room.

### **Ensuite**

Fitted with a shower cubicle, wash hand basin set into a vanity unit and a w.c. Extractor fan, wall light and spotlight, tiled flooring and a velux window.

### **Dressing Room**

Fitted wardrobes, central heating radiator and a rear facing double glazed window.

### **Bedroom Two**

12' 1" x 11' 6" ( 3.68m x 3.51m )

Double glazed window to the front elevation, two built in wardrobes and a storage cupboard.

### **Bedroom Three**

8' 4" x 10' 6" ( 2.54m x 3.20m )

Double glazed window to the front elevation and a central heating radiator.

### **Bathroom**

8' 2" x 11' 4" ( 2.49m x 3.45m )

Fitted with a freestanding slipper bath, wash hand basin set into a vanity unit and a w.c. Built in storage, two side facing double glazed windows and a rear facing double glazed window.

### **Exterior**

To the front is a gravelled driveway which leads to the garage and a raised lawned garden with shrub and planted borders and hedge. To the rear are lovely Mediterranean style gardens with a patio seating area leading to a raised lawned and pebbled garden with a variety of plants and shrubs.

### **Garage**

Accessed via double wooden doors.



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## Cedar Cottage Church Street, South Leverton Retford

- Beautifully appointed three double bedroom detached cottage
- Extended and renovated to an exacting standard by the current owners
- Many original charming features plus modern additions
- Superb living kitchen and master suite with ensuite and dressing room
- Lovely gardens to the front and rear, driveway and garage

Tenure: Freehold EPC Rating: C

# £425,000



Please note the marker reflects the  
postcode not the actual property

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