



Applegarth High Street, South Leverton Retford DN22 0BN

welcome to

Applegarth High Street, South Leverton Retford

This SUPERB CONTEMPORARY detached residence has been finished to an EXACTING STANDARD THROUGHOUT with the HIGHEST QUALITY fixtures and fittings. The extensive internal accommodation alongside the beautiful LANDSCAPED gardens truly make this the a REMARKABLE FAMILY HOME.



Oak Entrance Porch

The bespoke oak entrance porch has a composite door leading to the internal accommodation

Living Kitchen

38' 9" maximum measurement x 28' 8" Maximum measurement (11.81m maximum measurement x 8.74m Maximum measurement)

The commanding open plan living kitchen is ideal for family living and entertaining. The kitchen area is fitted with a comprehensive range of Wren contemporary units with mood lighting, mixed granite three inch worktops and a one and a half undermounted sink and drainer. An extensive range of integrated appliances including a Neff induction hob and extractor, Neff triple oven and coffee maker plus an integrated wine rack, beer cooler and dishwasher. There are two large skylight windows illuminating this superb kitchen and two double glazed windows. The oak flooring with underfloor heating extends into the dining/living area with a corner multifuel burner plus french and bi fold doors leading to the exterior rear decking, making this exceptional space ideal for entertaining and family living..

Home Office

6' 9" extending to 9' 5" x 7' 9" (2.06m extending to 2.87m x 2.36m)

Double glazed window, oak flooring with underfloor heating and a cupboard storing the oil fired boiler.

Formal Lounge

13' 11" x 11' 11" (4.24m x 3.63m)

A modern slate tiled feature wall, double glazed window and a contemporary central heating radiator.

Games/Family Room

11' 11" x 9' 4" (3.63m x 2.84m)

Positioned off the kitchen with a central heating radiator and spotlights to the ceiling.

Utility

9' 8" x 9' 4" (2.95m x 2.84m)

Fitted with contemporary gloss base units with wooden worksurfaces and an undermounted circular sink. Space for a washing machine and dryer and porcelain tiled flooring with underfloor heating.

Inner Hall

A door leads to the shower room and the integral garage.

Ground Floor Shower

Fitted with a shower cubicle, wash hand basin and a w.c. Heated towel rail and porcelain flooring.

First Floor Landing

Double glazed window, central heating radiator and an airing cupboard storing the boiler.

Bedroom One

13' 2" x 9' 10" to wardrobe front (4.01m x 3.00m to wardrobe front)

Fully fitted Hammonds wardrobes to one wall, modern decor, central heating radiator and a double glazed window.

Bedroom Two

13' 1" x 10' 7" (3.99m x 3.23m)

Modern decor, central heating radiator, double glazed window and a walk in storage cupboard.

Bedroom Three

13' 1" Maximum measurement x 9' 10" (3.99m Maximum measurement x 3.00m)

Modern decor, central heating radiator and a double glazed window.

Principle Bathroom

Fitted with a luxury three piece suite comprising of a double ended freestanding bath, wash hand basin set into a vanity unit with mood lighting and a w.c. Double shower cubicle with a rainfall shower, splashback tiling and tiled flooring and a double glazed window.

Exterior

To the front is a granite chip driveway with parking for several vehicles end to end and a landscaped lawned garden with a paved garden path leading to the high quality oak entrance porch. Leading from the rear of the property is an illuminated oak covered composite deck area with an integrated hot tub shelter and a seating area. This leads to a paved patio and landscaped lawned garden with palm trees and areas of plum slate. There is also a summer house, outside tap, oil tank and outside power point.

Integral Garage

18' 8" x 10' 5" (5.69m x 3.17m)

Electric up and over door, power and light and a door leading to the internal inner hall.



view this property online williamhbrown.co.uk/Property/RFD109531



welcome to

Applegarth High Street, South Leverton Retford

- Superb contemporary three double bedroom detached residence
- Finished to an exacting standard throughout
- Stunning open plan living kitchen plus a home office, formal lounge and family room.
- Beautiful landscaped gardens including formal lawn and an oak covered hot tub and decked seating area
- Positioned in the much regarded village of south Leverton

Tenure: Freehold EPC Rating: B



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RFD109531](https://www.williamhbrown.co.uk/Property/RFD109531)



Property Ref:
RFD109531 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)