



**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 a 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.



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## 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  
Council Tax Band: D

offers in excess of  
**£500,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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