



The Maltkings, North Leverton Retford DN22 0DH

welcome to

The Maltkings, North Leverton Retford

This is a GENEROUSLY APPOINTED extended three bedroom end terrace home positioned on a popular cul-de-sac in the heart of the village of North Leverton. An excellent FIRST HOME or buy to let investment with a great rental yield.



Entrance Porch

Double glazed window.

Lounge

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

Coving to the ceiling and a triple glazed window.

Kitchen

11' 11" x 8' 8" (3.63m x 2.64m)

Fitted with a range of wall and base units, complementary work surfaces and sink and drainer unit. Integrated appliances including electric hob, electric oven and fridge freezer. Space for dish washer, central heating radiator and lino flooring with tiled beneath.

Conservatory

12' 2" x 9' 1" (3.71m x 2.77m)

Double glazed windows and doors with central heating radiator.

Landing

Staircase leading to the landing.

Bedroom One

11' 11" x 10' 4" (3.63m x 3.15m)

Airing cupboard, electric combi boiler, central heating radiator and triple glazed window.

Bedroom Two

14' 6" x 6' 2" plus recess (4.42m x 1.88m plus recess)

Two central heating radiators and two triple glazed windows.

Bedroom Three

11' plus recess x 6' 10" (3.35m plus recess x 2.08m)

Central heating radiator and triple glazed window.

Bathroom

6' 9" x 5' 8" (2.06m x 1.73m)

Fitted with three piece white suite with an electric shower above the bath, complementary flooring and a triple glazed window.

Exterior

To the front is a plum slate garden, to the rear is a lawned garden with gravel area, plants and shrub borders enclosed by fencing.

Garage

19' x 7' 8" (5.79m x 2.34m)

Accessed by an up and over door to the garage which has four double sockets, plumbing for a washing machine and housing the backup for the solar panels.

Driveway

A driveway leads to the garage and has an EV charging point.



view this property online williamhbrown.co.uk/Property/RFD110360



welcome to

The Maltkings, North Leverton Retford

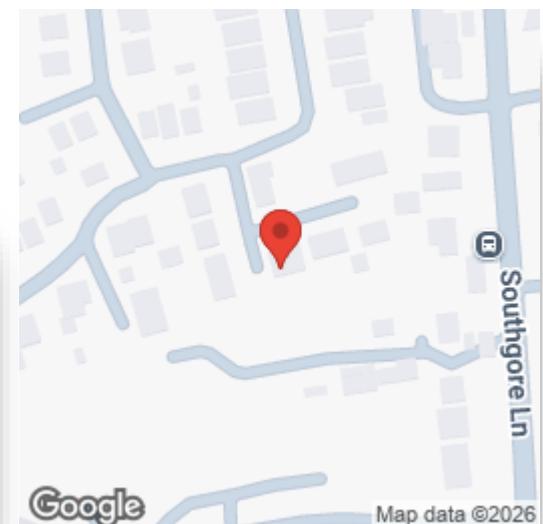
- GENEROUSLY APPOINTED extended three bedroom end terrace
- Spacious lounge, kitchen and conservatory
- Solar panels installed in 2024, new boiler 2022
- Popular and well served village location
- Driveway with an EV Charging point and garage

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£170,000



view this property online williamhbrown.co.uk/Property/RFD110360

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.



Property Ref:
RFD110360 - 0008

 william h brown



01777 704248



retford@williamhbrown.co.uk



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



williamhbrown.co.uk