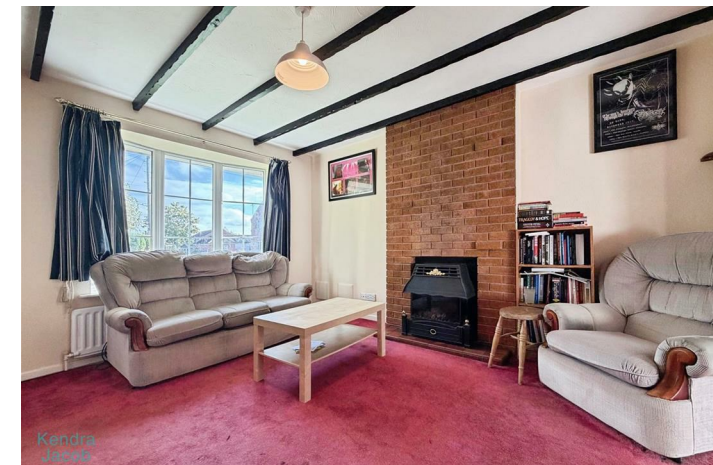




33 SOUTHFIELDS RISE RETTFORD, DN22 0AY

£190,000
FREEHOLD

Situated within the popular village of North Leverton, this three-bedroom property occupies a corner plot and offers well-proportioned accommodation, making it an ideal purchase for families, first-time buyers or those looking to downsize. The property boasts a spacious living room with a bay window and characterful ceiling beams, a separate dining room, fitted kitchen and ground-floor cloakroom. To the first floor are three bedrooms and a shower room. Externally, the property benefits from gardens to both the front and rear, together with a garage and off-road parking. North Leverton offers a range of local amenities, including a primary school, village shop and post office, doctor's surgery and public house, while the nearby market town of Retford provides a wider range of shopping, leisure and transport facilities. This property presents an excellent opportunity to enjoy village living in a convenient location.

**Kendra
Jacob**

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33 SOUTHFIELDS RISE

- OFFERS OVER £190,000 • THREE GOOD SIZE BEDROOMS • TWO RECEPTION ROOMS • DETACHED GARAGE • GENEROUS CORNER PLOT • OFF ROAD PARKING • LOCATED IN A SOUGHT AFTER VILLAGE • OFFERS CHARACTER THROUGHOUT



ENTRANCE HALL

The entrance hall features a front-facing UPVC door, a side-facing double-glazed obscure window, a central heating radiator and stairs rising to the first floor.

LIVING ROOM

A well-proportioned reception room featuring a front-facing double-glazed bay window, a gas fire with tiled hearth and attractive brick chimney breast. Decorative ceiling beams add character to the room, with access through to the dining room.

FIRST FLOOR-LANDING

The first-floor landing provides access to three bedrooms, the shower room and a built-in storage cupboard with shelving. There is also loft access and a side-facing double-glazed window.

DINING ROOM

Featuring rear- and side-facing double-glazed windows, decorative ceiling beams and both an electric wall-mounted radiator and a central heating radiator.

REAR HALLWAY

Providing access to the kitchen and ground-floor cloakroom.

KITCHEN

Fitted with a range of wall and base units, complementary work surfaces and a composite sink with drainer. The kitchen further benefits from an integrated electric hob and oven, tiled splashbacks, plumbing for a washing machine, side- and rear-facing double-glazed windows and a central heating radiator.

CLOAKROOM

Fitted with a low-flush WC, pedestal wash hand basin and a wall-mounted central heating system.

BEDROOM ONE

Featuring a front-facing double-glazed window, built-in wardrobes and a central heating radiator.

BEDROOM TWO

Featuring a rear-facing double-glazed window and a central heating radiator.

BEDROOM THREE

Featuring a front-facing double-glazed window and a central heating radiator.

SHOWER ROOM

Fitted with a shower enclosure, pedestal wash hand basin, low-flush WC, shaver point and central heating radiator.

DETACHED GARAGE

The garage is fitted with an up-and-over door and benefits from a side uPVC access door leading into the rear garden. A driveway is positioned in front of the garage, providing off-road parking.

EXTERNAL

Front Garden: The property occupies a corner plot, with a mainly lawned front garden, a pathway leading to the entrance and gated access.

Rear Garden: An enclosed rear garden featuring patio and lawn areas, secured gated access, an outside tap and access to the garage. The property also benefits from off-road parking.

33 SOUTHFIELDS RISE





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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band B

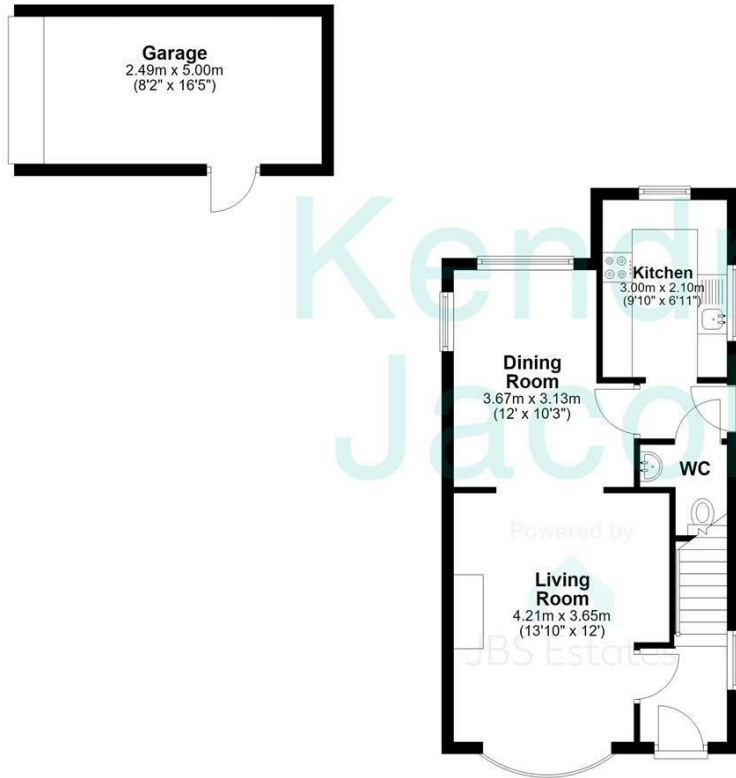
Viewings – By Appointment Only

Floor Area – 945.60 sq ft

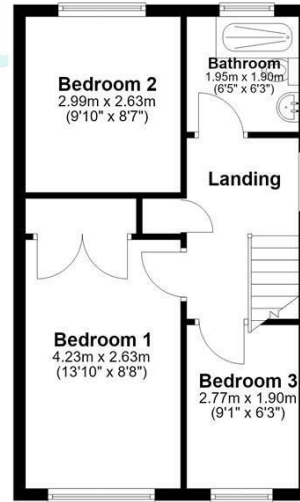
Tenure – Freehold



Ground Floor
Approx. 50.8 sq. metres (547.3 sq. feet)



First Floor
Approx. 37.0 sq. metres (398.3 sq. feet)



Total area: approx. 87.8 sq. metres (945.6 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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