

BURGIN ATKINSON

& C O M P A N Y



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5 Manor Farm Rise

North Leverton, Retford, DN22 0BH

Guide Price £260,000



*** GUIDE PRICE £260,000 - £275,000 ***

COUNCIL TAX BAND : B

EPC RATING : E



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Description

Stepping inside, you are welcomed by a practical entrance porch leading into a spacious dual-aspect living room, where a charming log burner set on a tiled hearth with a wooden mantel creates a cosy focal point.

The well-appointed kitchen is fitted with an integrated hob with extractor hood over, a separate oven with microwave above, and offers space for an American-style fridge freezer. Adjoining the kitchen is a useful utility room and a convenient cloakroom comprising a WC and wash hand basin. The bright conservatory is flooded with natural light thanks to a Velux window and provides access to both sides of the garden, making it an ideal space to relax or entertain. Completing the ground floor is a versatile second reception room, currently arranged as a home office but equally suited as a playroom, dining room or snug.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, while the second bedroom is also a generous double. Bedrooms three and four provide comfortable accommodation, ideal for children, guests or continued home working. The contemporary family bathroom is fully tiled and comprises a panelled bath with shower over, a wash hand basin set within a vanity unit, additional storage cupboards, and a WC.

Outside, the enclosed rear garden is predominantly laid to lawn with a patio seating area and a timber shed with power and lighting, offering a private and practical outdoor space. To the front, the garden has been attractively laid to decorative stone for ease of maintenance, while a paved driveway to the side provides off-road parking and leads to a detached single garage which has power and lighting.

Location

This very well presented home is located on Manor Farm Rise, North Leverton. North Leverton Village provides a primary school, a shop and post office along with a pub and a children's play park. The village also has a regular bus service accessing both the towns of Retford and Gainsborough as well as doctors surgery, hair salon, all within walking distance. The Market town of Retford is positioned just six miles away and boasts a wealth of amenities including supermarkets, boutiques, two theatres and a sports centre. There is a town centre park with a children's splash park and adventure playground and a bustling market 3 days a week in the square. The rail link from the town to London Kings Cross takes just one hour and twenty five minutes, the A1 is just 10.5 miles away and for those commuting.

Living Room 21'7" x 10'10" (6.59 x 3.32)

Office 8'5" x 8'8" (2.58 x 2.66)

Kitchen 12'10" x 9'9" (3.93 x 2.99)

Utility Room 5'3" x 3'2" (1.62 x 0.97)

W/C 4'8" x 3'11" (1.43 x 1.21)

Conservatory 11'2" x 11'5" (3.41 x 3.49)

Bedroom One 12'8" x 10'11" (3.88 x 3.34)

Bedroom Two 12'9" x 9'7" (3.89 x 2.94)

Bedroom Three 8'7" x 8'6" (2.62 x 2.60)

Bedroom Four 8'7" x 7'6" (2.63 x 2.31)

Bathroom 5'6" x 7'5" (1.70 x 2.28)

Garage 15'10" x 8'3" (4.85 x 2.52)

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.

Services: Mains water, electricity and drainage are connected along with a mains oil central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

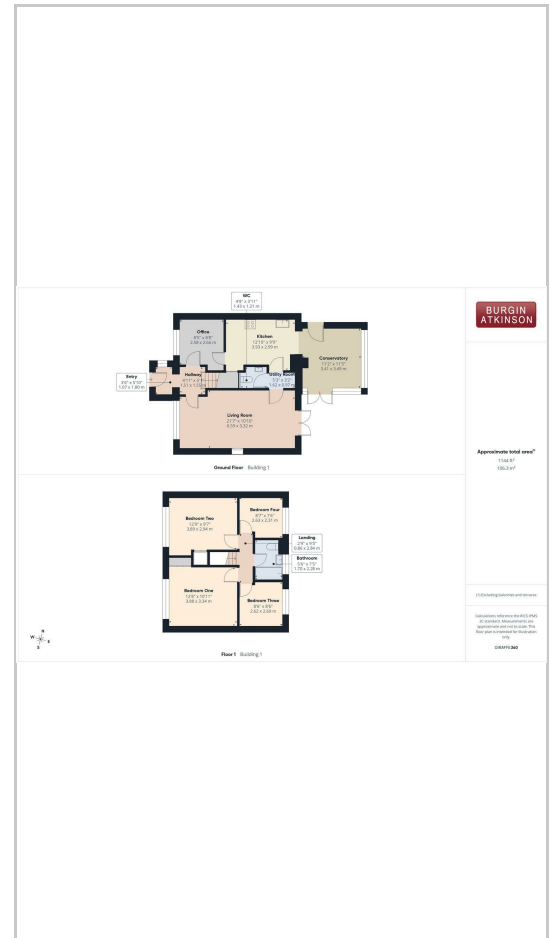
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

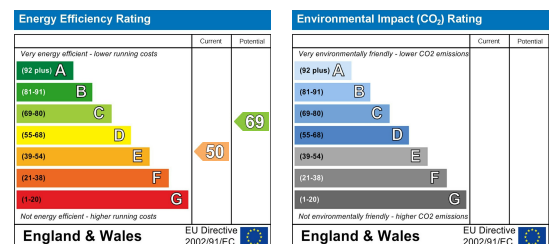
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.