



Vernon Lodge, Fingle St, North
Leverton, DN22 0AE

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£475,000

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Key Features

- 4/5 BEDROOMS
- 1/4 ACRE OF LAND
- LIVING ROOM / DINER
- KITCHEN
- BATHROOM AND SEPARATE ENSUITE
- SOUGHT AFTER VILLAGE
- EPC RATING 'TBC'
- FREEHOLD





This substantial detached bungalow presents an exceptional opportunity for those seeking spacious accommodation in a highly regarded village setting. Designed with flexibility in mind, the property offers four to five well-proportioned bedrooms, catering to a variety of family requirements. A generous living room and dining area create a welcoming environment for both relaxation and entertaining, enhanced by pleasant views across the private garden. The kitchen is conveniently positioned to serve as the heart of the home, while the property further benefits from both a family bathroom and a separate ensuite, affording comfort and convenience to all residents. Smart heating throughout the home offers zoned and variable temperature control of living areas.

The bungalow is set on a sizeable plot extending to approximately a quarter of an acre, providing ample outdoor space for recreation or gardening enthusiasts. A notable feature is the triple garage and additional workshop, offering extensive secure parking and versatile options for storage or hobbies. Those in need of further parking space will appreciate the inclusion of a garage, while LPG supplied central heating ensures comfort throughout the year. The tenure is freehold, allowing for long-term security of ownership. The property's energy performance certificate rating is to be confirmed.

Situated within a quiet cul-de-sac, the location provides a peaceful and private environment, ideal for those seeking a tranquil yet well-connected lifestyle.

Local area

North Leverton, positioned within Nottinghamshire, is a sought after village known for its rural charm and community atmosphere. Residents enjoy convenient access to local amenities (pub, shop post office and highly rated primary school) while the surrounding countryside offers a range of leisure opportunities. The village location combines the benefits of picturesque surroundings with efficient road links to neighbouring towns, ensuring that both daily requirements and wider transport needs are met.

Entrance Hall & Utility

Entered via a UPVC door with double-glazed window and an additional double-glazed window to the side aspect. The utility area is fitted with floor and wall-mounted cupboards, integrated fridge freezer, coat storage, and under-counter space and plumbing for a freestanding washing machine. A sink with mixer tap is also provided.

Inner Hallway

The hallway gives access to the main living areas and bedrooms, features a double panel radiator, loft access, and double-glazed French doors leading to the side aspect. A further long double panel radiator is positioned along the bedroom corridor.

Living Room / Dining Room 7.21m x 6.1m (23'8" x 20'0")

A spacious and versatile open-plan living and dining area.

- Dining Area: Slightly raised, with wooden flooring, double panel radiator, and two double-glazed windows to the front and side aspects.
- Living Area: Features large double-glazed sliding doors opening onto the front lawn, additional double-





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glazed windows to the side aspect, two double panel radiators, a multi-fuel burner with mantle and surround, TV point, and carpeted flooring throughout.

Kitchen 4.27m x 3.2m (14'0" x 10'6")

Fitted with a double-glazed window to the side aspect and housing an Ideal combi boiler. The kitchen includes an integrated double electric fan-assisted oven, induction hob with extractor above, integrated dishwasher, bowl-and-a-quarter sink with mixer tap and drainer, and a range of floor and wall-mounted cupboards. Additional features include a TV point and a single panel radiator.

Bathroom 3.16m x 3.21m (10'5" x 10'6")

The main bathroom comprises a freestanding oval bath with wall-mounted tap and controls, walk-in shower with large wall-mounted showerhead and controls, wash hand basin set within a vanity unit with mixer tap, flush WC, Victorian-style towel radiator, double-glazed obscure window, and an airing cupboard with hot water storage.

Bedrooms

Bedroom One 4.82m x 3.61m (15'10" x 11'10")

A spacious principal bedroom with fitted wardrobes, double panel radiator, carpeted flooring, double-glazed window to the rear aspect, and access to an en-suite.

En-Suite

Comprising a walk-in shower with wall-mounted showerhead and controls, wash hand basin set in a vanity unit with mixer tap, flush WC, and double panel radiator.

Bedroom Two 3.35m x 3.15m (11'0" x 10'4")

Double bedroom with double-glazed window to the rear aspect, double panel radiator, and TV point.

Bedroom Three 3.73m x 2.87m (12'2" x 9'5")

Double-glazed window to the rear aspect, carpeted flooring, and single panel radiator.



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Bedroom Four 3.61m x 3.48m (11'10" x 11'5")

Double-glazed window to the side aspect, single panel radiator, carpeted flooring, and TV point.

Bedroom Five / Study 3m x 2.48m (9'10" x 8'1")

Featuring fitted wardrobes and a double-glazed window.

Gardens and Grounds

At the Front there is a large driveway providing ample parking that leads to the front entrance and continues to the rear of the property. There is a front lawn area with a patio and a path to the side of the property. The Driveway benefits from large wrought iron gates with access that leads to a triple garage with power and lighting. Also it is fitted with two double-glazed obscure glass windows and a side entrance door. The rear garden is private and enclosed, mainly laid to lawn, and enjoys open views over the adjoining paddock.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

Services

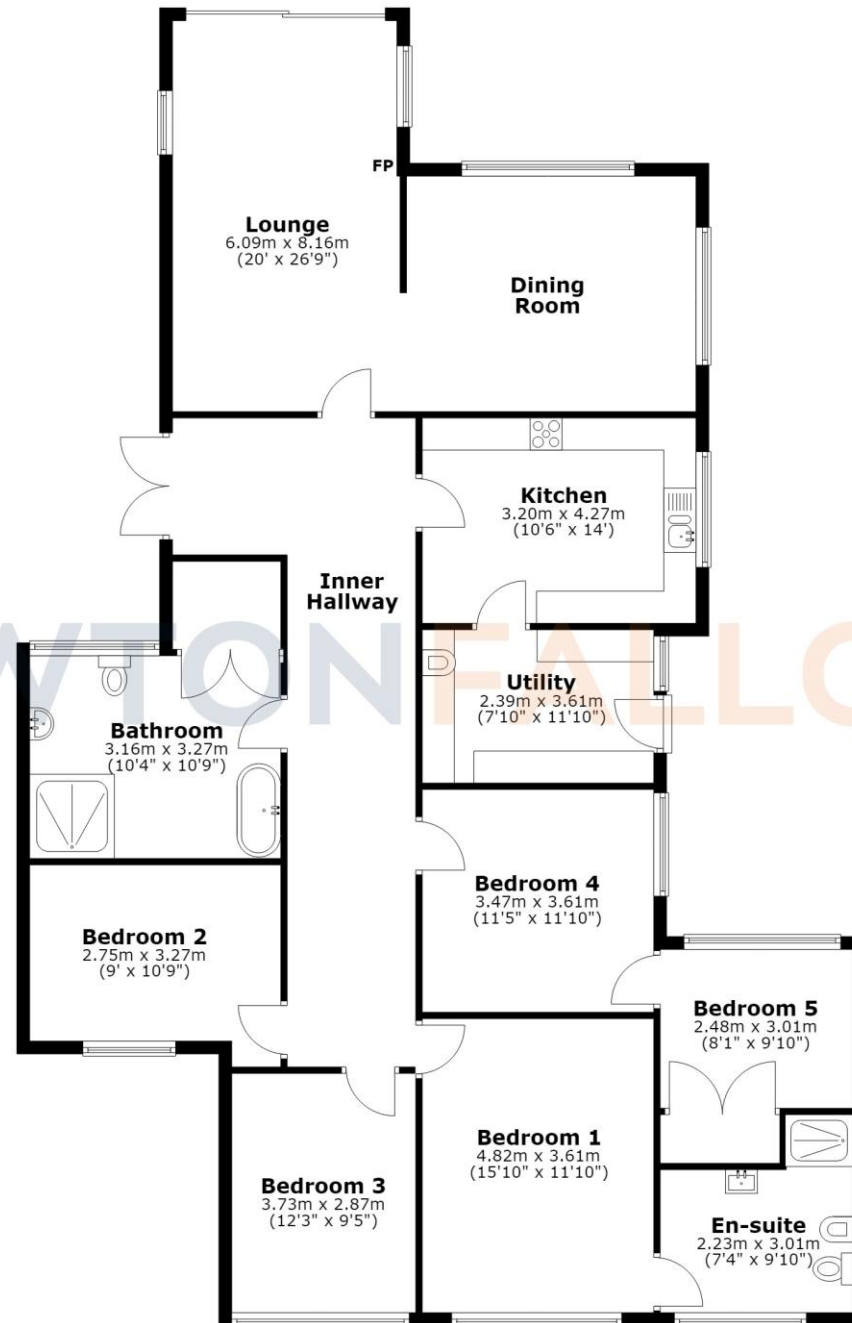
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



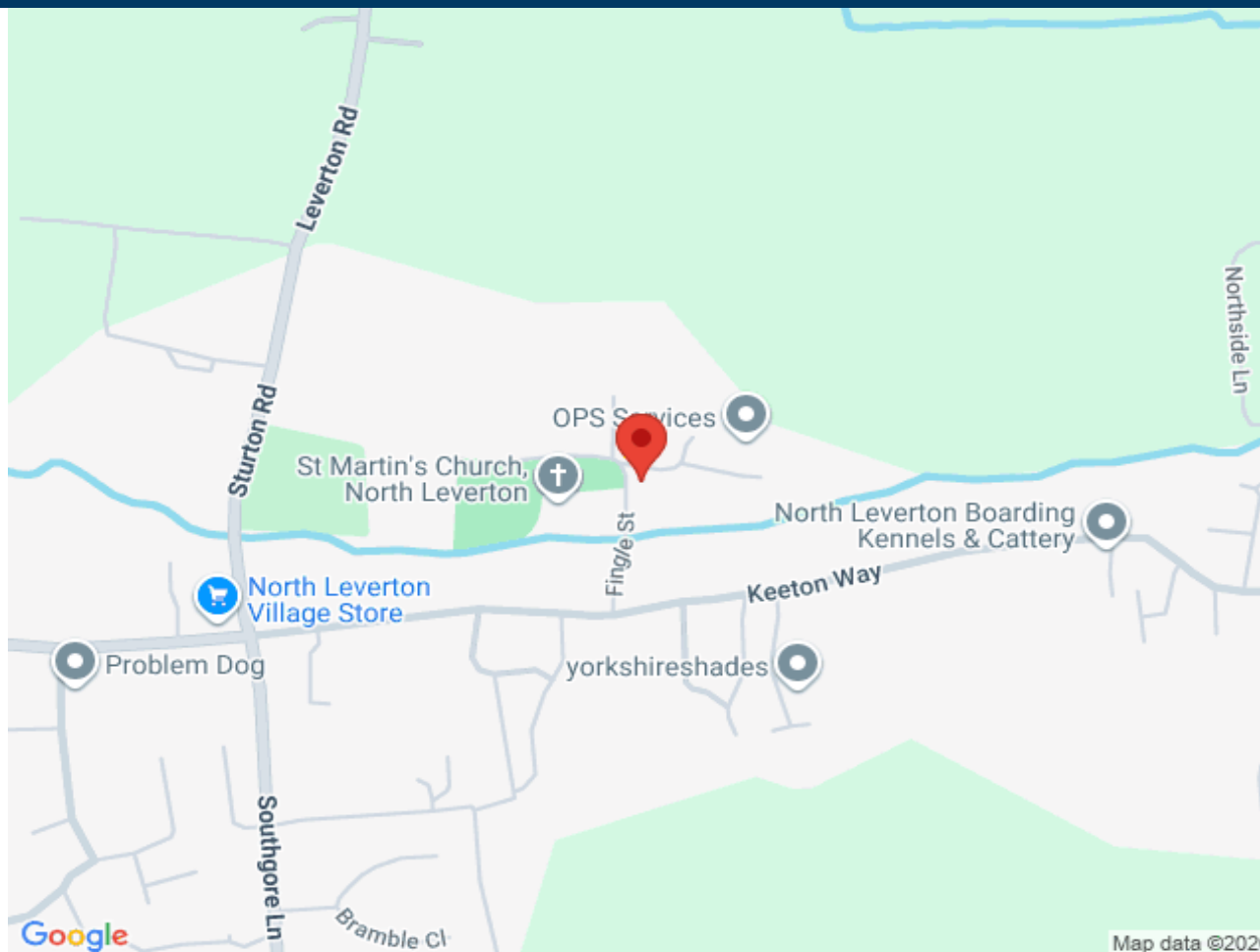


Ground Floor

Approx. 170.1 sq. metres (1831.0 sq. feet)



Total area: approx. 170.1 sq. metres (1831.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	54 E	
21-38	F		
1-20	G		