



ROSE BANK, TOWN STREET, SOUTH LEVERTON
£350,000

BROWN & CO

ROSE BANK, TOWN STREET, SOUTH LEVERTON, RETFORD, DN22 0BT

DESCRIPTION

An immaculately presented and modernised three bedroom detached bungalow in this favoured village. The property has been a labour of love for the current owners who have refitted the kitchen and bathroom. The property has been rewired, a new central heating system and well stocked front and rear gardens. There is a southerly facing lounge ell appointed kitchen/diner and a garage/workshop.

LOCATION

South Leverton is a small rural village which presently boasts a local pub and village hall which is the hub of village life.

The neighbouring village of North Leverton features a variety of other facilities, presently including convenience store/post office, doctors' surgery, primary school and public house.

The village offers miles of footpaths, lanes and bridleways to explore the local countryside.

The market town of Retford where a full range of facilities may be found is approximately six miles to the west.

The area in general is served by excellent transport links of road, rail and air. The A1M lies to the west from which the wider motorway network is available. Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins)

DIRECTIONS

What3words:///skins.gearbox.coasting

ACCOMMODATION

Open entrance with part glazed UPVC door with obscure matching slimline windows to the side to

L-SHAPED ENTRANCE HALL medium oak laminate flooring, stained wood door architraves and doors. Access to roof void with ladder, light and boarding. Built-in shelved linen cupboard.



LOUNGE 15'3" x 14'8" (4.67m x 4.52m) dual aspect to front and side with double glazed windows. Recessed brick fireplace with matching brick hearth and multi fuel stove and oak mantle above. Medium oak laminate flooring. TV point.



BREAKFAST KITCHEN 11'9" x 14'8" (3.62m x 4.52m) side and rear aspect double glazed windows and half glazed door to utility room. An extensive range of base and wall mounted cupboard

and drawer units with inset sink and mixer tap, integrated dishwasher and fridge freezer, built-in electric oven and microwave/combi oven. Larder cupboard and separate walk-in shelved cupboard. Recessed lighting, four ring induction hob with extractor above. Ample working surfaces with matching upstands and splashback. Ceramic tiled floor.



UTILITY ROOM 14'10" x 7'7" (4.57m x 2.34m) front aspect double glazed window and double glazed window overlooking the garden with French door. Front aspect half glazed UPVC door. Tiled flooring, space and plumbing for washing machine and tumble dryer. Door to garage.



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WC white low level wc with macerator. Quartz tiled flooring, tiled walls, wood clad ceiling.

BEDROOM ONE 12'4" x 9'9" (3.77m x 3.02m) front aspect double glazed window. Medium oak laminate flooring.



BEDROOM TWO 12'4" x 8'5" (3.77m x 2.58m) rear aspect double glazed window with views to the garden. Medium oak laminate flooring.



BEDROOM THREE 8'6" x 6'5" (2.63m x 1.97m) currently used as an office. Side aspect double glazed window. Telephone point, spotlight. Built-in wardrobe with hanging and shelving space.



SHOWER ROOM 7'10" x 7'0" (2.43m x 2.16m) rear aspect obscure double glazed window. Corner fitted shower cubicle with glazed screen, mains fed shower with handheld attachment and raindrop shower head. Vanity unit with mixer tap and soft close handleless cupboards below. White low level wc with concealed cistern and display area above. Tiled walls, tiled flooring, recessed lighting and extractor. Two white towel rail radiators.



OUTSIDE

To the front there is a sloped driveway with space for 2-3 vehicles leading to the **ATTACHED SINGLE GAARGE 19'0" x 14'6" (5.82m x 4.46m)** with electric roller door, power, light and return door to the utility room. external water supply. The property is elevated with the front garden having picket fencing and single gate to a good area of lawn, well stocked and established shrub borders including Acer and pear trees. Pebbled area with timber pergola and path to the front door.

To the other side of the property is pedestrian access with high wooden gate leading to the rear garden.

The rear garden is nice and enclosed with fencing and walls to all sides. Raised lawned area with established shrub and flower borders. External metal cabinet housing oil fired central heating boiler. **Timber Summerhouse.**

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

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

Services: Please note we have not tested the services or any of the equipment 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.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in August 2026.

Ground Floor

Outbuilding



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
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