



Leebeck House Town Street, Treswell RETFORD DN22 0EN

welcome to

Leebeck House Town Street, Treswell RETFORD

This FOUR DOUBLE BEDROOM detached home offers MUCH SCOPE FOR EXTENSION and POTENTIAL DEVELOPMENT. Positioned on an extensive plot in the semi-rural village of Treswell.



Porch

Tiled flooring and double glazed door. Double glazed window.

Cloakroom

Fitted with a wash hand basin and a w.c, double glazed window and central heating radiator.

Entrance Hall

A spacious entrance hall with carpeting and two central heating radiators.

Lounge

Woodburning stove set into the chimney breast, Karndean flooring and two central heating radiators. Two double glazed windows overlooking patio and rear garden. Double doors through to reception room.

Reception Room

Two double glazed windows and woodblock flooring. Fitted shelving and a central heating radiator. Double doors through to lounge.

Dining Kitchen

Fitted with a range of wooden wall and base units with worksurfaces and a sink and drainer. Quarry tiled flooring, two double glazed windows, central heating radiator and space for a range cooker and other appliances.

Inner Lobby

Steps lead to the basement rooms. Access to workshop through double glazed patio door

Basement

Split into three separate rooms, one containing the sump pump and biomass boiler.

First Floor

Landing

A staircase leads to the split level landing with loft access.

Bedroom One

Main bedroom. Two double glazed windows, fitted wardrobes, wooden flooring and a central heating radiator. Heat exchange from boiler in cupboard. Door through to main Jack and Jill Bathroom

Bedroom Two

Two double glazed windows, fitted wardrobes and a central heating radiator. Door through to main Jack and Jill Bathroom

Main Jack And Jill Bathroom

Accessed from landing and bedroom 1 and 2. Fitted with a large bath tub, wash hand basin and a w.c. Double glazed window, Karndean flooring and a central heating radiator.

Bedroom Three

Two double glazed windows, central heating radiator and wooden flooring. A door leads to the second bathroom.

Bedroom Four

Double glazed window, Karndean flooring and a central heating radiator. Dressing room with access to second bathroom

Family Bathroom

Fitted with a large bath tub, shower cubicle, wash hand basin and a w.c. Central heating radiator, double glazed window, doors to bedroom three and four.

Exterior

To the front of the property is a lawned garden with a pear tree and a gravelled driveway allowing parking for six vehicles To the rear are lawned gardens with Apple and Plum trees, a paved patio and a decked area next to Leebeck stream at the bottom of the garden. The garden is enclosed by fence and hedge.

Workshop

Three double glazed patio doors. Access to house through lobby.

Agent Information

Cellar has a sump pump
Biomass boiler and heat exchange
Loft ladder, loft is insulated



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welcome to

Leebeck House Town Street, Treswell RETFORD

- Four double bedroom detached family home
- Two reception rooms and good sized dining kitchen
- Large workshop with patio doors leading out to the garden
- Gravelled driveway allowing parking for six vehicles
- Much scope for extension and potential development

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: F

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RFD110683 - 0004

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