

1 FARM CLOSE, NORTH LEVERTON

£435,000

BROWN & Co

1 FARM CLOSE, NORTH LEVERTON, RETFORD, DN22 0FS

DESCRIPTION

An immaculately presented detached family home in this small close in the heart of the popular village of North Leverton. Originally the property was built as a four bedroom but the current owners have reconfigured it to make it a three bedroom property with en suite and dressing room to the master bedroom. Benefits include a large dual aspect living room, a well-appointed and modern breakfast kitchen with marble working surfaces. In addition, there is an attached double garage, additional parking and small garden to the side which was originally an additional off road parking space. There is a southerly facing enclosed garden and viewing is strongly recommended.

LOCATION

North Leverton presently boasts a variety of amenities including primary academy, doctors surgery, public house, village convenience store / post office, garage and bus routes. The village lies approximately 6 miles to the east of the North Nottinghamshire town of Retford where a full range of facilities may be found. The area in general is served by excellent transport links with the A1M lying to the west of Retford from which the wider motorway network is available. Retford has a direct rail service into London's Kings Cross (approx. 1 hour, 30 minutes).

Leisure amenities and educational facilities (both state and independent) are well catered for. The village has bus routes for Retford Oaks and Queen Elizabeth High School (Gainsborough Grammar), Gainsborough.

DIRECTIONS

What3words///width.floating.verges

ACCOMMODATION

Part glazed composite door to

HALLWAY with LVT flooring, stairs to first floor landing with under stairs storage cupboard.

CLOAKROOM rear aspect obscure double glazed window. Vanity unit with marble surround and mixer tap with soft close drawers below and tiled splashback. Low level wc, LVT flooring. Recessed lighting,

LOUNGE 20'9" x 12'7" (6.36m x 3.87m) front aspect double glazed window and rear aspect double glazed French doors. Wall mounted feature electric log effect fire with remote control. TV point, wall light points.



DINING ROOM 20'9" x 10'3" (6.36m x 3.15m) front aspect double glazed window. Glazed double doors to kitchen. LVT flooring.



BREAKFAST KITCHEN 19'6" x 13'5" (5.96m x 4.13m) side aspect anthracite coloured bifold doors with fitted blinds leading into and overlooking the garden. An extremely well appointed kitchen with dove grey and battleship grey units. Integrated fridge and freezer, dishwasher and space for a range cooker inset with cupboards surround and extractor above with glass splashback. Inset sink with Insinkerator hot water tap. Built-in AEG oven/grill with warming drawer below. Ample marble working surfaces with matching upstands and draining board. Central island with breakfast bar and curved cupboards. Additional range of saucepan drawers with marble working surfaces above. Recessed lighting. Door to garage.



FIRST FLOOR GALLERY STYLE LANDING front aspect double glazed window. Access to roof void.

BEDROOM ONE 19'2" x 13'7" (5.85m x 4.17m) two double glazed side aspect windows with view to the garden and views to the park to the side. Recessed lighting, door to





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EN SUITE SHOWER ROOM 6'8" x 5'4" (2.08m x 1.66m) maximum dimensions, side aspect obscure double glazed window. Large walk-in shower cubicle with aqua board surround, mains fed shower with handheld attachment, raindrop shower head and partially glazed screen. Vanity unit with mixer tap and soft close drawer below. White low level wc. Tiled walls, recessed lighting, extractor, chrome towel rail radiator.
Small Inner landing which leads to

DRESSING ROOM/BEDROOM FOUR 12'6" x 10'9" (3.85m x 3.32m) rear aspect double glazed windows with views to the garden and the park. This room is currently used as a dressing room. Spotlighting.



BEDROOM TWO 12'8" x 10'4" (3.89m x 3.16m) front aspect double glazed window. This room is currently used as an office.



BEDROOM THREE 12'7" x 10'2" (3.87m x 3.11m) front aspect double glazed window.



FAMILY BATHROOM 10'3" x 7'7" (3.15m x 2.36m) side aspect obscure double glazed window. Four piece white bathroom suite of panel enclosed bath with contemporary mixer tap. Vanity unit with inset sink, mixer tap and soft close drawers below. Low level wc, walk-in shower cubicle with glazed screen, mains fed shower with handheld attachment and raindrop shower head. Tiled walls, recessed lighting, extractor fan, two chrome towel rail radiators.



OUTSIDE

Accessed from Main Street is a shared stoned drive leading to no. 1. There is a block paved driveway with parking for approximately four vehicles which leads to an ATTACHED DOUBLE GARAGE 20'4" x 18'6" (6.22m x 5.66m) with external lighting, electrically operated roller doors, Belfast sink with hot and cold water taps, space and plumbing for washing machine and one further appliance with marble effect working surfaces, wall mounted gas fired central heating boiler, access to small loft space, power and lighting. The property also has solar panels and the garage houses the Give Energy battery with fitted isolator.
From the driveway is a step up to the front block paved path with brick retained wall, glass and chrome railings. Path leading to the side of the property where there is a wooden gate to the garden. Railway sleeper and shingled steps down to the lower part of the garden which was originally additional off road parking but is currently now walled and fenced. Shingled and block paved. Currently in situation is a UPVC shed. Raised railway sleeper shrub and flower beds. An additional selection of shrubbery. There is external lighting which is on a timer.

The rear garden is fenced with a good sized staggered block paved patio. Rectangular water feature with porcelain tiled surround with water fall at the end. Raised porcelain tiled and decked sun terrace with timber summerhouse with power. Two areas of lawn, pebbled side borders with a selection of shrubs and fruit trees. External lighting and water supply and additional two power points.

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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.
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These particulars were prepared in November 2026.

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