



2 THE COTTAGES NORTH LEVERTON

Delightful two bedroom semi detached cottage extended with rear conservatory, boasting garage, gardens and opportunity for extension, subject to all statutory consents. Much character and equipped with LPG central heating.

£200,000

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BROWN & CO

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2 THE COTTAGES, MAIN STREET, NORTH LEVERTON, RETFORD, DN22 0AW

LOCATION

North Leverton presently boasts a variety of amenities including primary academy, doctor's surgery, public house, village convenience store/post office, garage and bus routes.

The village lies approximately six miles to the east of the North Nottinghamshire town of Retford where a full range of facilities may be found. There are many lanes, bridleways and footpaths in proximity to the village allowing the rolling North Nottinghamshire countryside to be explored.

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 Kings Cross (approx. 1hr 30 mins. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words///milkman.actors.dancer

ACCOMMODATION

ENTRANCE PORCH

SITTING ROOM 12'6" x 12'0" (3.82m x 3.66m) measured to rear of chimney breast with rustic brick fireplace and open grate, front aspect. Double doors to

CONSERVATORY 11'9" x 8'6" (3.58m x 2.61m) wood grain UPVC double glazed construction.

KITCHEN 11'9" x 5'9" (3.58m x 1.75m) range of light oak units with ample worktops, tiled splashbacks and flooring to coordinate. Front aspect. Oven, halogen hob, extractor, appliance recess with plumbing for washing machine. Door to rear garden. Ideal Logic LPG boiler.

SIDE LOBBY staircase to first floor.

BATHROOM white suite of panelled bath with bath/shower mixer, wc, pedestal wash hand basin, tiled splashbacks and flooring in natural tones. Chrome towel warmer.

FIRST FLOOR

LANDING

BEDROOM ONE 12'6" x 10'0" (3.82m x 3.04m) minimum dimensions to front of louvred wardrobes concealing chimney breast. Front aspect.

BEDROOM TWO 12'6" x 7'6" (3.82m x 2.28m) L-shaped and maximum dimensions quoted including stairwell and bulkhead.

OUTSIDE

The property is situated in a mid position upon its attractive plot.

To the front there is a lawned garden with picket fence and shrubs whilst a gated driveway delivers off road parking and passes by the side of the property to the brick built **GARAGE 19'0" x 14'3" to 12'5" (5.77m x 4.35m to 3.79m)** with double doors, integral work area and suitable for garaging a small car.

At the rear there is a further delightful garden area with gravelled amenity area around the conservatory and an enclosed lawned garden beyond.

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 A.

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 finalizing 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.

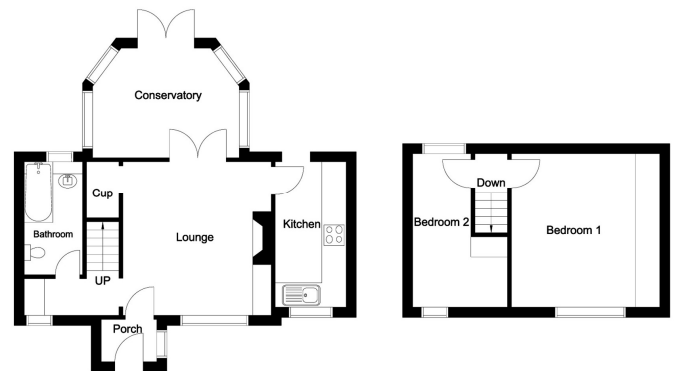
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

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 April 2026.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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