



1 St Martins Close, North Leverton,  
DN22 0AX



# £270,000

4 1 2

## Key Features

- NO UPWARD CHAIN
- RURAL VILLAGE LOCATION
- FOUR BEDROOMS
- LOUNGE AND DINING AREA
- INTEGRAL GARAGE
- LARGE PRIVATE AND ENCLOSED GARDEN
- EPC rating E
- Freehold





This substantial detached house offers an excellent opportunity for those seeking a spacious family home within a peaceful rural setting. The property is set in a quiet cul-de-sac in North Leverton, Nottinghamshire, providing privacy and comfort, complemented by a large, private and enclosed garden that offers ample space for relaxation or outdoor entertaining.

Upon entering the property, residents are greeted by generously proportioned living accommodation arranged across two public rooms, including a welcoming lounge and dining area that serves as the central hub of the home. The interior layout features four well-sized bedrooms, ideal for family living or those desiring additional space for hobbies, guests, or home working. A family bathroom and convenient downstairs W.C. cater to the needs of residents and visitors alike.

Further enhancing the property's appeal, an integral garage is provided for secure parking and added storage. This home benefits from oil fired heating, ensuring warmth and comfort throughout. Offered for sale with no upward chain, the property provides a straightforward route to ownership, while its freehold tenure allows for unobstructed use and peace of mind.

The energy performance rating for this home is **E**.

Local area  
 Located in North Leverton, Nottinghamshire,

this property enjoys a rural village setting that combines tranquillity with accessibility. The local area is known for its community spirit and attractive countryside surroundings, providing opportunities for recreation and leisure. North Leverton is well situated for access to nearby towns and amenities, striking a balance between a relaxing lifestyle and practicality.

### Porch

Double-glazed windows to the front and interior aspects. Wooden door with obscure glass.

### Entrance Hallway

Wooden door with a single pane of secure glass leading to the entrance hallway. Stairs leading to the first floor, access to ground floor rooms, an under-stairs cupboard, and a double-panel radiator.

### Lounge 4.83m x 4.04m (15'10" x 13'4")

Double-glazed window to the front aspect, TV point, fixed remote control electric air conditioning unit fitted, electric fire, double-panel radiator, and an archway leading to the dining area.

### Dining Area 5.24m x 2.69m (17'2" x 8'10")

Double-glazed window to the rear aspect, single-panel radiator, TV point, and carpet throughout.

### Kitchen 3.03m x 4.18m (9'11" x 13'8")

Double-glazed window to the rear aspect. Floor and wall-mounted cupboards, space for a freestanding fridge, old-style service hatch, space and plumbing for a freestanding washing machine, integrated electric fan-assisted oven with extraction hood, full electric hob, sink with mixer tap and drainer

### Conservatory

Double-glazed to two aspects, plastic corrugated roof, and French doors leading to the patio area.







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### Downstairs WC

Obscure glass window to the side aspect, single-flush WC.

### Rear Entrance

UPVC door with double-glazed obscure glass leading off the kitchen and downstairs WC.

### Landing

Airing cupboard, access to the loft, single-panel radiator, and a cupboard housing the hot water storage tank.

### Bedroom One 3.27m x 4.07m (10'8" x 13'5")

Double-glazed window to the front aspect, single-panel radiator, TV point, fixed remote control electric air conditioning unit fitted, carpeted throughout, and a storage cupboard.

### Bedroom Two 4.17m x 2.97m (13'8" x 9'8")

Double-glazed window to the front aspect, storage cupboard, single-panel radiator, and carpeted throughout.

### Bedroom Three 4.37m x 2.73m (14'4" x 9'0")

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

### Bedroom Four 1.99m x 2.97m (6'6" x 9'8")

Double-glazed window to the rear aspect, single-panel radiator throughout.

### Bathroom 1.9m x 2.28m (6'2" x 7'6")

Wall-mounted heated towel rail with a single-panel radiator behind, single-flush WC, wash handbasin on a pedestal, double-glazed obscure glass window to the side aspect, curved quadrant shower cubicle with wall-mounted shower controls and showerhead.

### Garage 5.45m x 3.17m (17'11" x 10'5")

Up-and-over door, power and lighting within, boiler and boiler housing, single-glazed window to the side aspect.



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## Gardens and Grounds

Oil storage tank, shed with hardstanding carport area, leading to the rear garden with a patio area, lawn area, and gravel area. The area is private and enclosed with an additional shed to the rear of the property. A small front garden with a gravel area and a small driveway leading to the front door. The driveway has space for two vehicles and onwards access to the side of the garage for a vehicle

## 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

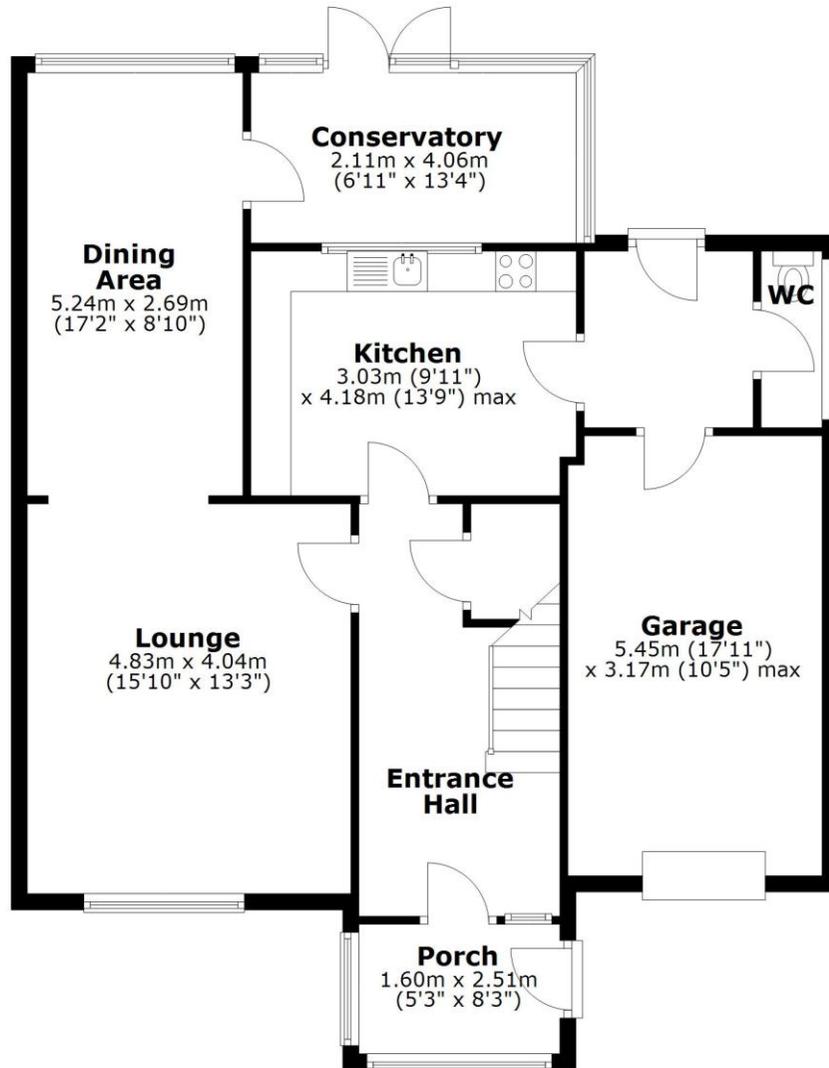
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





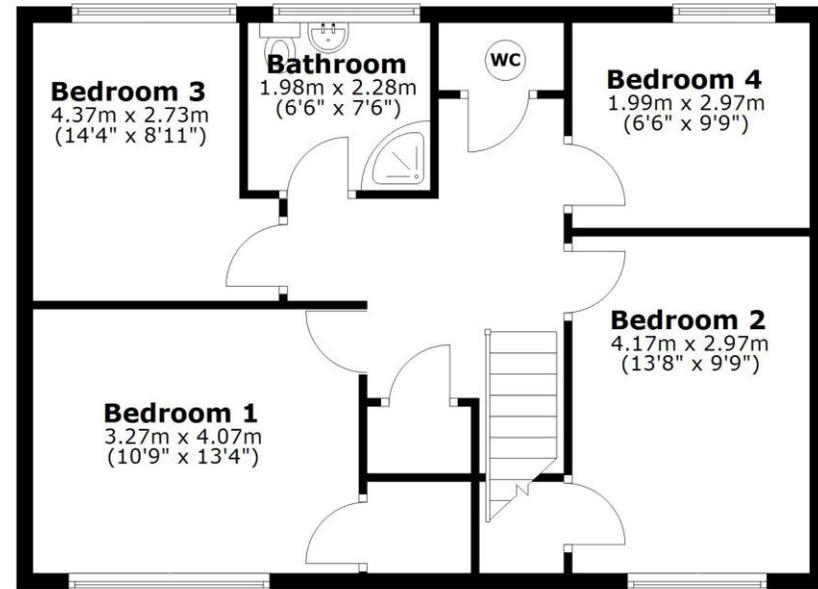
### Ground Floor

Approx. 98.7 sq. metres (1062.2 sq. feet)

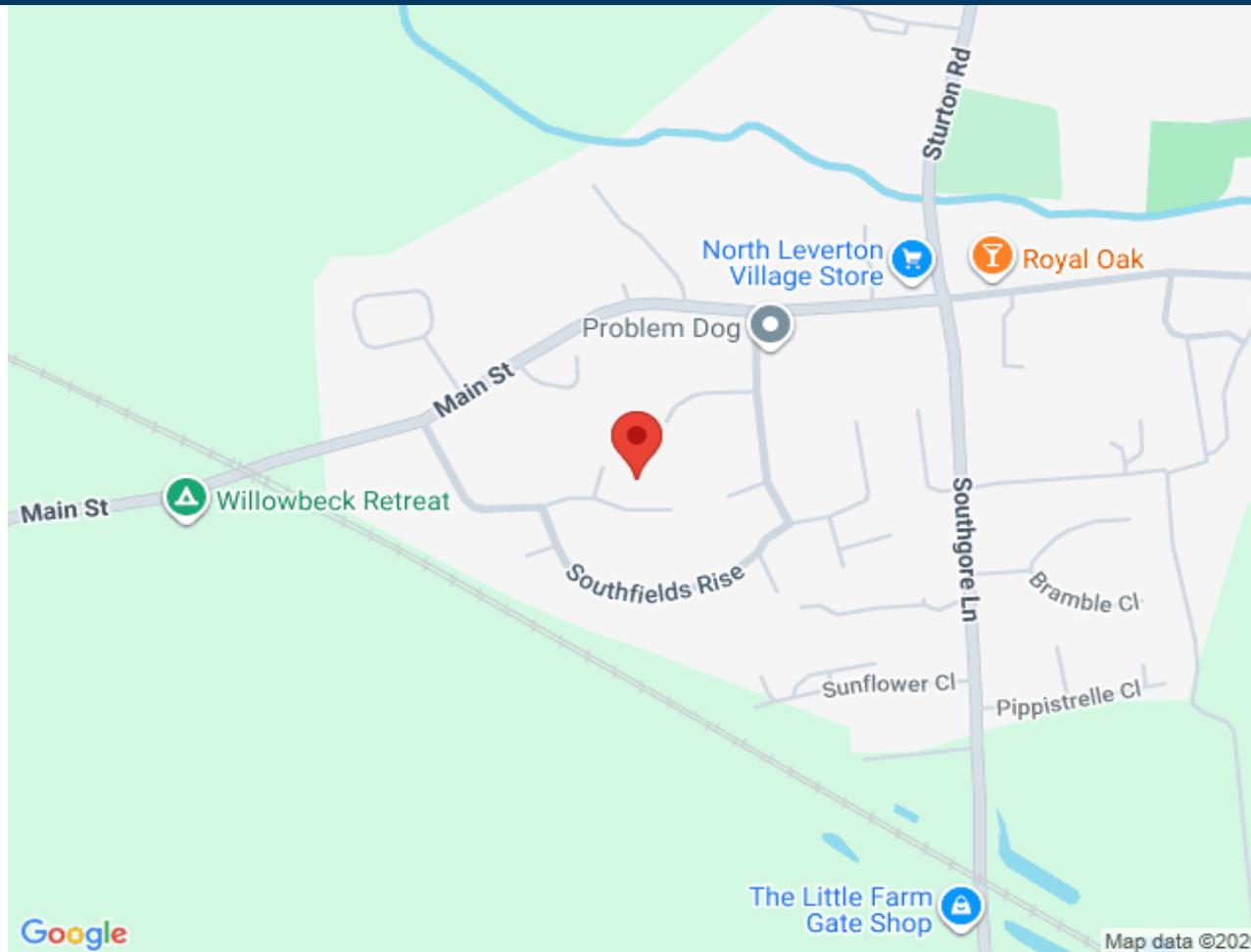


### First Floor

Approx. 66.9 sq. metres (720.6 sq. feet)



Total area: approx. 165.6 sq. metres (1782.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

