



Willowby Main Street Retford Nottinghamshire,  
North Leverton, DN22 0AZ



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£240,000



### KEY FEATURES

- PEACEFUL RURAL LOCATION
- VILLAGE SUITABLE FOR COMMUTERS
- THREE BEDROOMS
- KITCHEN DINER
- LOUNGE
- PRIVATE GARDEN
- EPC RATING 'D'
- COUNCIL TAX 'D'
- FREEHOLD





Situated in the desirable village of North Leverton, Nottinghamshire, this well-maintained three-bedroom detached bungalow offers spacious and highly versatile single-storey living, ideal for a range of buyers including families, downsizers, and those seeking a quieter rural lifestyle.

Upon entering the property, you are welcomed into a notably generous entrance hallway, setting the tone for the space and flexibility found throughout. The lounge is well-proportioned and filled with natural light, providing a comfortable setting for both everyday living and entertaining.

The kitchen is fitted with a range of units and offers ample space for cooking and dining, with convenient access through to a separate utility room. The utility area further enhances the practicality of the home, offering access to both the rear garden and the garage.

The accommodation comprises three bedrooms, one of which is currently utilised as a dining room, highlighting the flexibility of the layout to suit individual needs and lifestyles. Bedrooms benefit from fitted storage, while the property is served by both a main bathroom and a separate WC, adding convenience for households and guests alike.

Additional features include a partially boarded loft space, ideal for storage with potential for further development (subject to permissions), and oil-fired heating, ensuring comfort throughout the year.

Externally, the property continues to impress.

To the front, a driveway provides ample off-road parking and leads to a substantial garage. The rear garden is private and enclosed, predominantly laid to lawn with a patio seating area, offering an ideal space for relaxation, gardening, or entertaining.

Located in the charming and well-regarded village of North Leverton, the property benefits from a strong sense of community while remaining within easy reach of nearby towns such as Retford, which offers a wide range of amenities, schooling, and transport links. The area is particularly appealing to those seeking a balance between rural tranquillity and everyday convenience.

#### Entrance Hallway 5.1m x 2.17m (16'8" x 7'1")

A spacious and welcoming entrance hallway accessed via a UPVC door with double glazed obscure glass panels and matching side windows. This generous space provides access to all principal rooms and enhances the sense of openness throughout the home. Featuring a large storage cupboard, two radiators, loft access, and carpeted flooring.

#### Lounge 3.91m x 5.53m (12'10" x 18'1")

A well-proportioned reception room with a double glazed window to the front aspect, allowing for plenty of natural light. Featuring a decorative mantle and surround, TV point, and two radiators, creating a comfortable space for relaxing or entertaining.

#### Kitchen 3.77m x 3.1m (12'5" x 10'2")

Fitted with a range of wall and base units, work surfaces incorporating a sink with drainer and mixer tap, and space for a freestanding oven. Double glazed window to the side aspect. Also housing the oil-fired boiler and benefitting from a useful service hatch.

#### Utility Room 2.08m x 3.22m (6'10" x 10'7")

A practical and versatile space with double glazed windows to two aspects. Offering plumbing and space for a washing machine, with external access via a door





to the rear garden. Additionally, there is internal access to the garage, providing excellent convenience and functionality.

### WC

Fitted with a low flush WC and wash hand basin set within a vanity unit. Double glazed obscure window to the rear aspect and a radiator.

### Bathroom 2.39m x 1.51m (7'10" x 5'0")

Comprising a panel bath, low flush WC, and pedestal wash hand basin. Double glazed obscure window to the rear aspect.

### Bedroom One / Dining Room 3.77m x 3.7m (12'5" x 12'1")

A flexible room currently utilised as a dining area, demonstrating the versatility of the accommodation. Featuring double glazed windows to the front and side aspects, fitted storage, additional cupboard space, radiator, carpeted flooring, and TV point.

### Bedroom Two 4.25m x 3.02m (13'11" x 9'11")

Double glazed window overlooking the rear aspect, fitted storage, radiator, and carpeted flooring.

### Bedroom Three 2.99m x 2.74m (9'10" x 9'0")

Double glazed window to the rear aspect, fitted storage, radiator, and carpeted flooring.

### Loft Space

Accessible from the hallway, the loft is partially boarded, providing useful storage space with further potential for conversion (subject to necessary planning consents).

### Garage 12.6m x 3.41m (41'4" x 11'2")

A substantial garage with up-and-over door, power and lighting. Benefitting from three access doors: one to the front, one leading into the utility room, and a further door providing access to the rear garden. Also includes a double glazed window to the side.



## Externally

### Front

The property is set back from the road with a driveway providing off-road parking for multiple vehicles, leading to the garage. There is a small lawned area that provides a welcome addition to the front of the property.

### Rear

A private and enclosed rear garden, mainly laid to lawn, complemented by a patio area ideal for outdoor dining and entertaining. A pathway leads from the property to the garage with the garden offering a peaceful and well-maintained outdoor space.

## Disclaimer

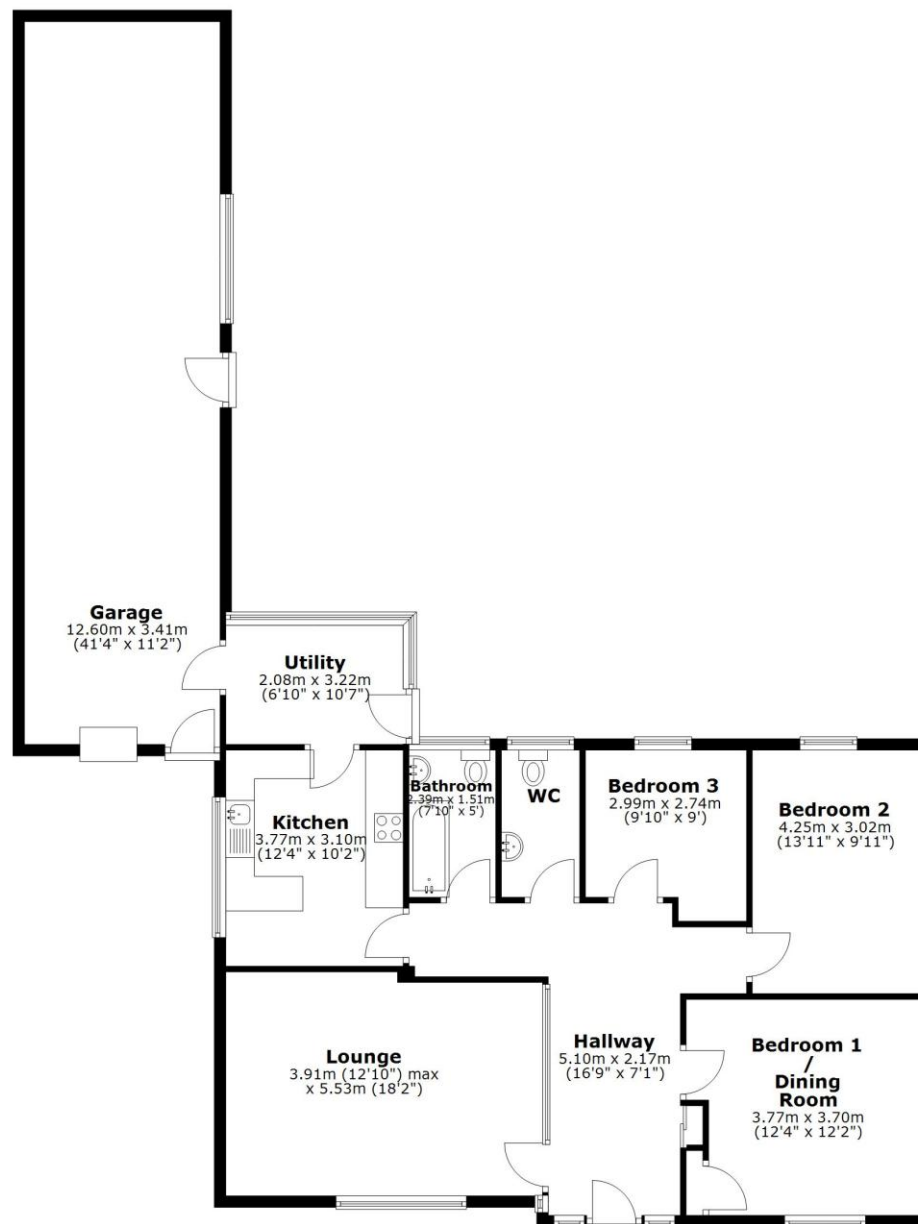
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## Services

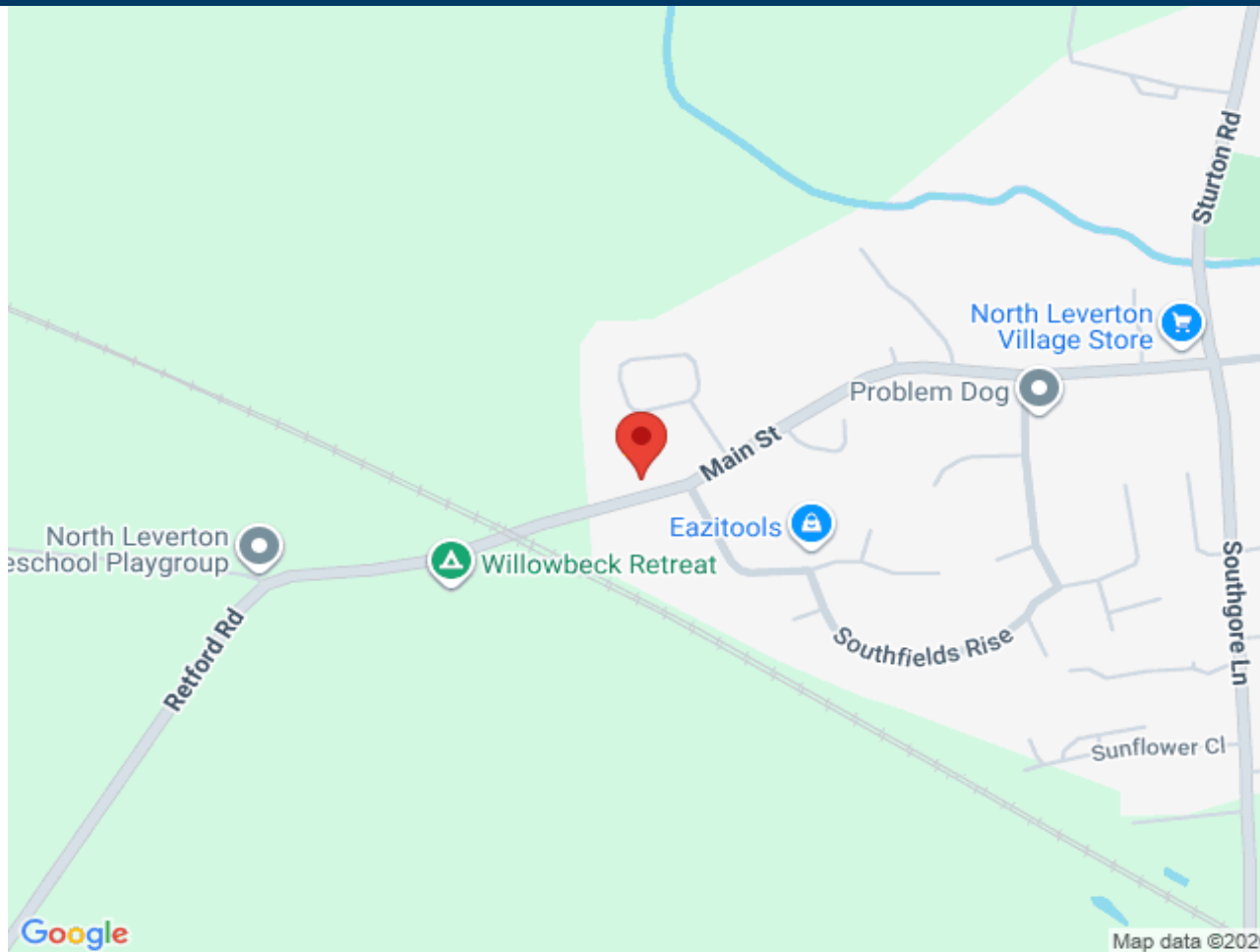
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



**Ground Floor**  
Approx. 145.1 sq. metres (1561.4 sq. feet)



Total area: approx. 145.1 sq. metres (1561.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

