



North Leverton with Habbleshthorpe, Retford

Offers in Region of £295,000

An exciting opportunity to acquire a charming THREE DOUBLE BEDROOM barn-style family home, thoughtfully designed to make the most of natural light. Boasting exposed brick walls and barn-inspired doors, the versatile ground floor living accommodation briefly comprises a welcoming entrance hall, ample lounge enjoying a glass elevation overlooking a courtyard garden, light-flooded dining room, breakfast kitchen, accessible double bedroom- well suited to multi-generational living, and a convenient WC. To the first floor, a spacious galleried landing continues into two double bedrooms, to include a generous principal bedroom also featuring a glass elevation overlooking the garden, with direct access to a well-appointed Jack & Jill bathroom, showcasing a roll top bath. Outside, a sunny, southerly aspect garden occupies the rear, together with a driveway and detached single garage, catering for up to two vehicles. Situated in the sought-after rural village of North Leverton with Habbleshthorpe, Wheatsheaf Barn offers a prime location for commuting to the nearby market towns of Retford, Bawtry and Gainsborough, all providing a wide range of everyday amenities and leisure options. North Leverton with Habbleshthorpe itself enjoys a traditional village pub, nearby Post Office, doctor's surgery, and Leverton Church of England Academy, which has most recently achieved a good Ofsted rating, whilst the highly regarded Queen Elizabeth's High School in Gainsborough is easily accessible by school bus.









- ****NO UPWARD CHAIN****
- Charming THREE DOUBLE BEDROOM Barn-Style Family Home
- Thoughtfully Designed to Attract an Abundance of Natural Light
- Accessible Ground Floor Double Bedroom- Well Suited to Multi-Generational Living
- Generous Principal Bedroom Featuring a Glass Elevation, with Direct Access to a Well-Appointed Jack & Jill Bathroom
- Sunny, Southerly Aspect Courtyard Garden with Easy-Care Shrubs & Planting
- Detached Single Garage & Driveway Catering for Two Vehicles
- Peacefully Situated in the Sought-After Rural Village of North Leverton with Hablethorpe
- Excellent Commuter Links to Retford, Bawtry & Gainsborough

Council Tax band: C

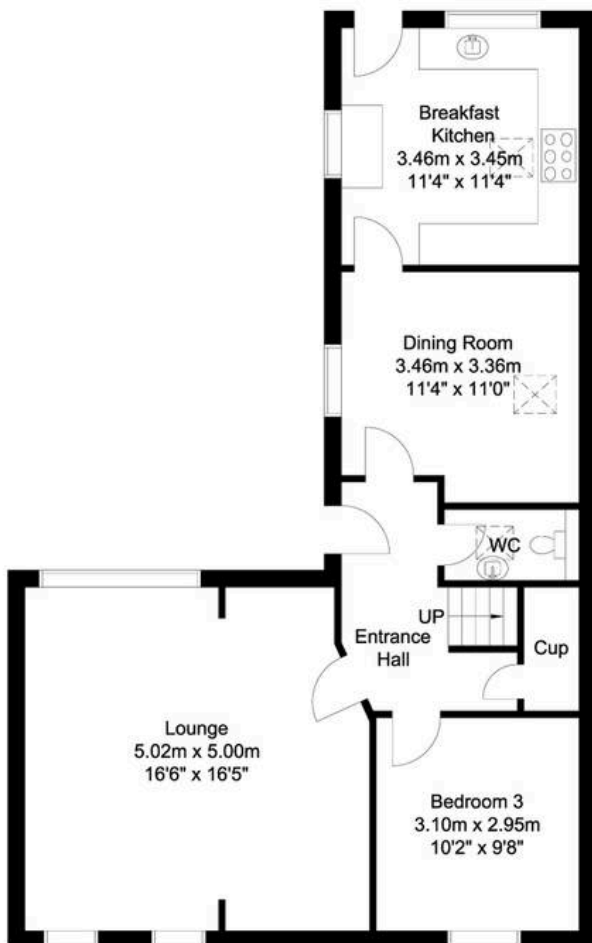
Tenure: Freehold

EPC Energy Efficiency Rating: D

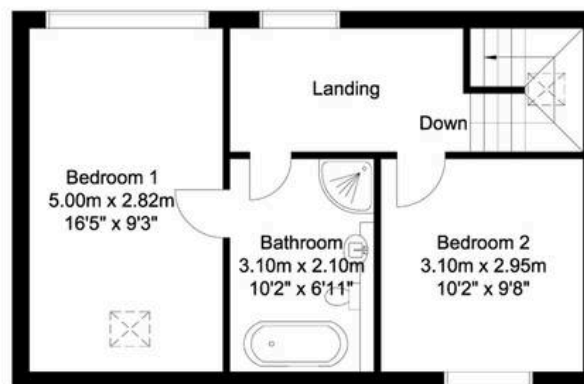




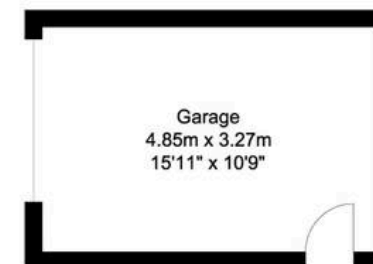
Ground Floor
69 sq m/742.70 sq ft
Approx.



First Floor
40 sq m/430.55 sq ft
Approx.



Outbuilding
16 sq m/172.22 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.

No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..

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