



## Leverton Road

, Retford, DN22 6QG

£190,000



Located on Leverton Road in Retford, this delightful semi-detached house offers a perfect blend of comfort and space, making it an ideal family home. With three reception rooms, there is ample room for both relaxation and entertaining. The house boasts three double bedrooms, providing plenty of room for family members or guests. Each

The property benefits from a well-maintained low maintenance rear garden. The semi-detached nature of the house provides a sense of privacy while still being part of a friendly neighbourhood.

Located in Retford, this property benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making it convenient for commuting to nearby towns and cities.



## Description

**NO UPWARD CHAIN** - The property briefly comprises of three reception rooms, three double bedrooms, shower room, front and rear low maintenance gardens with the benefit of gated off road parking.

## Entrance

The property can be entered either through the original front upvc door into the hallway or through the Upvc door into the side room.

## Kitchen / Diner 17'11" x 9'4" (5.47m x 2.85m)

The kitchen / diner has a range of wood wall and base units with a four ring gas hob, fan assisted oven, stainless sink with a centre, space for washing machine and dryer, tiled floor in the kitchen area leading to the carpet dining room.

## Lounge 18'4" x 13'1" (5.59m x 4.00m)

The lounge has dual aspect windows with patio doors leading into the rear garden. A stone centre fire place sits proudly in the room and has a gas fire as secondary heating. Carpet to the floor and wall lights and a centre pendant. There is an under stairs storage cupboard.

## Snug 10'1" x 6'5" (3.08m x 1.97m)

A muti functional room, snug or a home office, home work room etc. Front facing with carpet and radiator.

## Side Room 28'0" x 7'7" (8.55m x 2.33m)

To the side of the property there is a side room with a tiled floor full length of the property with a upvc to the front and rear elevations. Lighting and electrics.

## Stairs & Landing

With carpet leading up the stairs to the first floor where there is a storage cupboard in the eaves.

## Bedroom One 12'9" x 8'8" (3.90m x 2.65m)

A double bedroom with a side facing window, carpet and radiator.

## Bedroom Two 12'4" x 9'4" (3.77m x 2.85m)

A double bedroom with carpet and radiator rear facing.

## Bedroom Three 9'9" x 9'8" (2.99m x 2.97m)

A double bedroom front facing with carpet and radiator and the airing cupboard is located in the bedroom.

## Shower Room 7'1" x 5'4" (2.17m x 1.65m)

The bathroom comprises of a walk in shower cubicle with a gravity fed shower, aqua board walls, wc and hand basin.

## Outside

To the front there is a low maintenance front garden with off road gated driveway for one vehicle. Leading through the side room to the rear garden there is a generous size low maintenance garden with two wooden sheds.

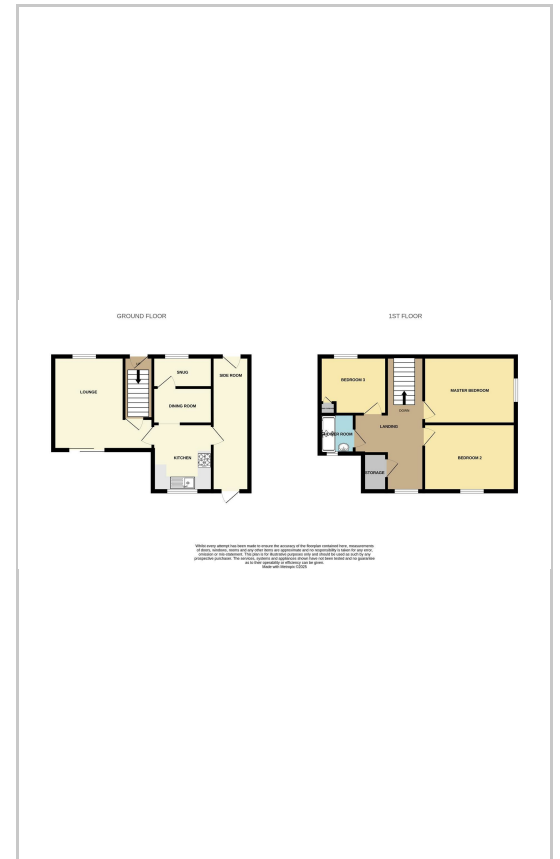
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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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