



## 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.

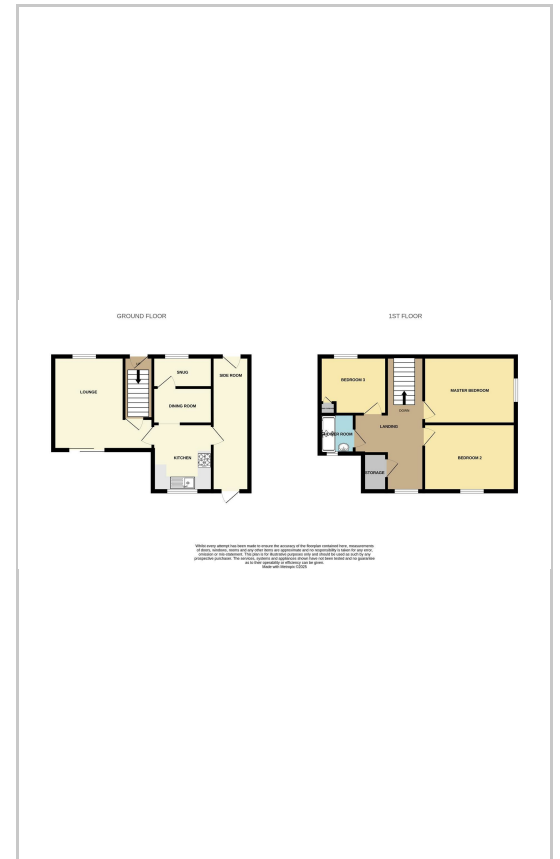
## Disclaimer

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 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 finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

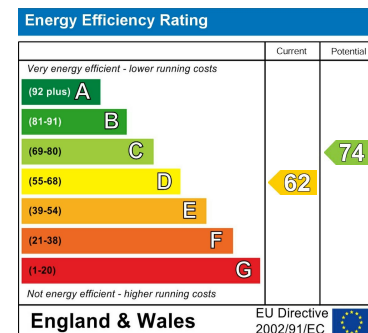
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk