



Sturton Road
North LeVERTon, Retford

Offers in the Region of £325,000

Sturton Road

North Leverton, Retford

Characterful THREE BEDROOM Detached Family Home

Property Overview

- Significantly Modernised Under Current Ownership
- New Worcester Boiler Installed in September 2022
- Ample Lounge Boasting a Cosy Log Burner
- Generous Private Driveway Catering for Multiple Vehicles



A fantastic opportunity to acquire a characterful THREE BEDROOM detached family home, thoughtfully designed to capture an abundance of natural light, and far-reaching countryside views. Significantly modernised under current ownership, the beautifully arranged ground floor living accommodation briefly comprises a welcoming entrance hall, ample lounge featuring a cosy log burner, contemporary yet characterful dining room, kitchen, utility room, recently converted home office with versatile potential, and a modernised ground floor shower room. To the first floor, a bright, galleried landing leads to a sizeable master bedroom, two further bedrooms, and a family bathroom. Set back from the roadside, the frontage sees a generous private driveway catering for multiple vehicles, whilst a recently landscaped garden overlooking open fields resides to the rear, complete with a sheltered, Westerly aspect entertaining area. Scenically situated within the popular and well-served village of North Leverton, Loxley enjoys a prime location for commuting to the market towns of Retford, Bawtry and Gainsborough via excellent commuter links, all of which offer a wealth of everyday amenities, restaurants, bars, recreational facilities, and schools for all age groups. North Leverton 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, all within walking distance of the property. Viewings are highly recommended to fully appreciate the space, charm and well-regarded village setting being offered for sale.

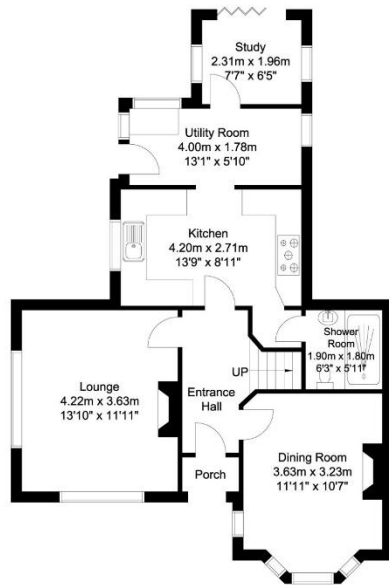
- Recently Landscaped, Wrap Around Rear Garden Enjoying a Sheltered, Westerly Aspect Entertaining Area
- Far-Reaching Countryside Views to the Rear
- Scenically Situated within the Popular & Well-Served Village of North Leverton
- Council Tax Band: C EPC Rating: D



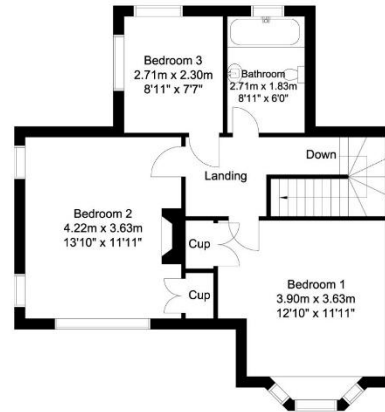
Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



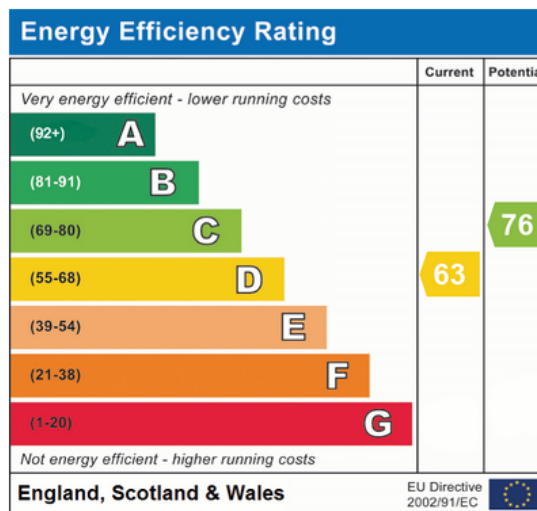
Ground Floor
65 sq m/699.65 sq ft
Approx.



First Floor
52 sq m/559.72 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. CP Property Services @2026



Tenure & Charges: Freehold- Vacant possession will be given upon completion

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



Property & Estates Consulting
11 Grove Street, Retford, DN22 6JP
01777 566400
www.alexanderjacob.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.