



Alexander Jacob  
estate agents & company



**Retford Road**  
South Leverton, Retford

**Offers Over £325,000**

**Property & Estates Consulting**  
11 Grove Street, Retford, DN22 6JP

01777 566400  
[www.alexanderjacob.co.uk](http://www.alexanderjacob.co.uk)



# Retford Road

## South Leverton, Retford

Sizeable TWO DOUBLE BEDROOM Detached Bungalow Measuring in Excess of 1140 Sq Ft.

### Property Overview

- **\*\*SOLD WITH NO UPWARD CHAIN\*\***
- THREE RECEPTION ROOMS
- Master Bedroom Complete with Master En Suite
- Potential to Extend into Loft Space Subject to the Necessary Planning Consents
- Private Gated Driveway Accommodating Multiple Vehicles



A rare opportunity to acquire a sizeable TWO DOUBLE BEDROOM detached bungalow, overlooking vast views of open farmland to the front and rear. Measuring in excess of 1140 sq ft., the well proportioned living accommodation briefly comprises of porch, entrance hall, kitchen, dining room, extended garden room, lounge, master bedroom complete with master en suite, further double bedroom and a family bathroom. Space and infrastructure exist to allow the purchaser to extend into the loft space spanning the width of the property, subject to the necessary planning consents. Parking is well catered for on an extensive, gated driveway accommodating multiple vehicles, with a beautifully presented garden to the frontage. Fully enclosed and to the rear, sees a favourable South facing laid to lawn space, sunny patio area, large garden shed and a summerhouse, both equipped with power and lighting. Located within the heart of the esteemed village of South Leverton, boasting close proximity to a village pub and village hall, the generous plot 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 amenities, restaurants, bars and recreational facilities. The neighbouring village of North Leverton also hosts a boutique gym, traditional village pub, nearby Post Office, Doctors surgery and Leverton Church of England Academy, which has most recently achieved a good Ofsted rating. Viewings are highly recommended to fully appreciate the potential and countryside views being offered for sale.

- South Facing Laid to Lawn Rear Garden with Sunny Patio Area, Large Garden Shed & Summerhouse
- Overlooking Vast Views of Open Farmland to the Front & Rear
- Located in the Heart of the Esteemed Village of South Leverton
- Council Tax Band: C EPC Rating: D



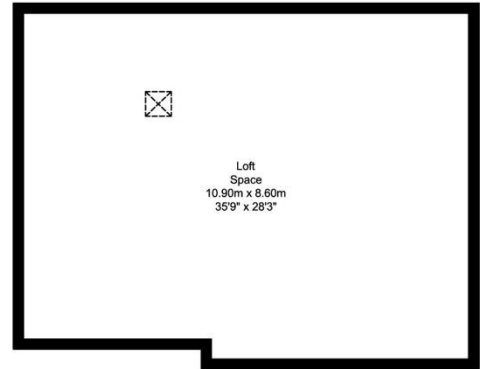
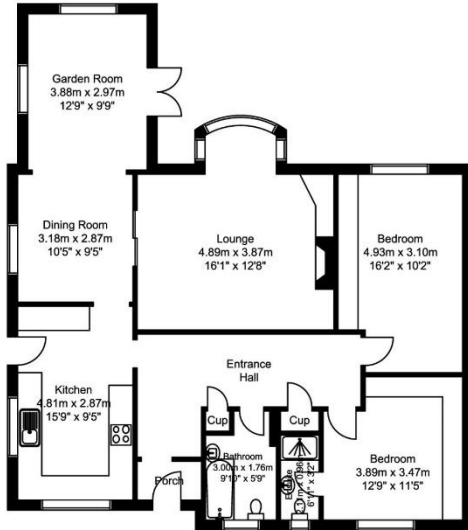


*Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.*

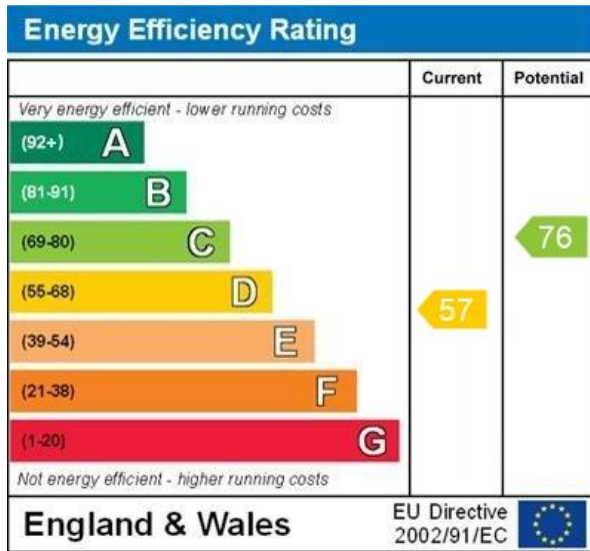


Ground Floor  
106 sq m/1140.97 sq ft  
Approx.

First Floor  
93 sq m/1001.04 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 @2023



## 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



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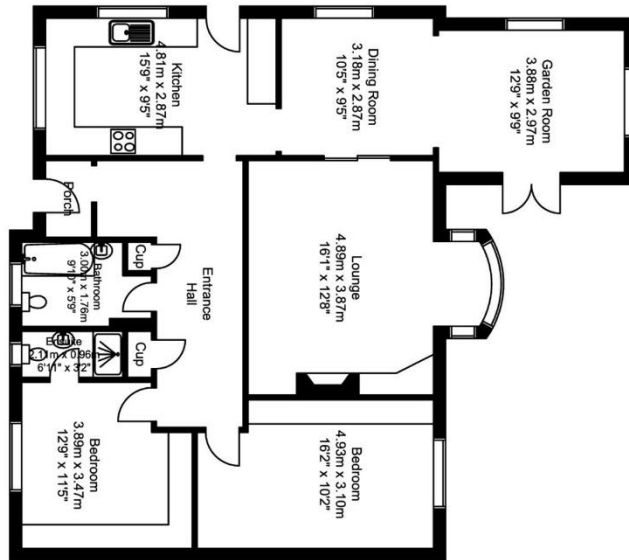
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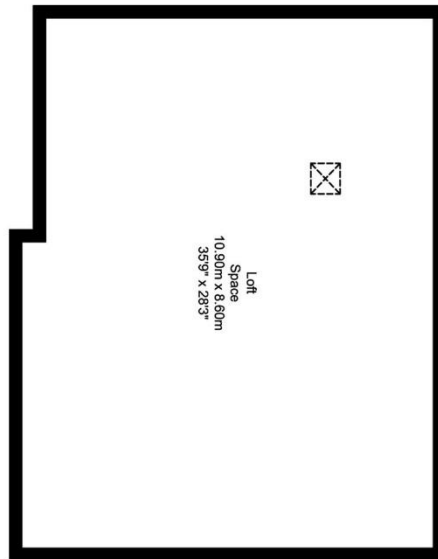
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



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

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