



Alexander Jacob
estate agents & company



Manor Farm Rise
North Leverton, Retford

Offers Over £200,000

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Manor Farm Rise

North Leverton, Retford

Well Situated THREE BEDROOM Detached Family Home

Property Overview

- ****NO UPWARD CHAIN****
- Open Plan Kitchen Diner with all Appliances to be Included in the Sale
- Private Driveway & Attached Single Garage
- Fully Enclosed Laid to Lawn Rear Garden, Patio Area & Handy Garden Shed
- Idyllically Located in the Rural Village of North Leverton
- Prime Location for Commuting to the Market Towns of Retford, Bawtry & Gainsborough
- Council Tax Band: B EPC Rating: C



We are delighted to bring to market this well situated THREE BEDROOM detached family home, offering generous living space across two floors. The modern accommodation briefly comprises of an entrance hall, spacious lounge, open plan kitchen diner with all appliances to be included in the sale, handy ground floor WC, master bedroom benefitting from fitted wardrobes, two further bedrooms, one also benefitting from fitted storage, and a contemporary family shower room. Externally, the property sees off road parking for one vehicle, alongside an attached single garage, whilst a fully enclosed laid to lawn space and patio area resides to the rear. Idyllically located in North Leverton, on the edge of open countryside, this home enjoys a prime location for commuting to the nearby market towns of Retford, Bawtry, and Gainsborough, all offering a wide range of everyday amenities and leisure options. North Leverton itself boasts 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 sitting well within the catchment area for the highly regarded Queen Elizabeth's Grammar School. Viewings are highly recommended to fully appreciate the spacious accommodation and quiet village setting being offered for sale.

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.



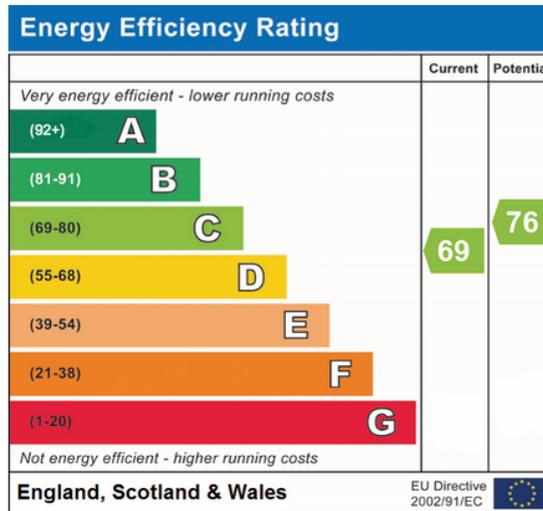
Ground Floor
65 sq m/699.65 sq ft
Approx.



First Floor
50 sq m/538.19 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 @2025



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



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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.