



Southfields Rise, North Leverton Retford DN22 0AY

welcome to

Southfields Rise, North Leverton Retford

This is a spacious three bedroom DETACHED house positioned in the delightful and well served village of North Leverton. This home offers an IDEAL FIRST HOME or BUY TO LET investment - offering an excellent rental yield.



Entrance Hall

Double glazed door, double glazed arched window and a central heating radiator.

Cloakroom

Fitted with a wash hand basin and a w.c. Wall mounted boiler.

Lounge

Exposed brick chimney breast with a living flame gas fire, feature beams, double glazed window and a central heating radiator. Archway leading to the dining room.

Dining Room

An archway leads to the dining room with feature beams to the ceiling, central heating radiator, double glazed window and double glazed picture window.

Kitchen

Fitted with a range of wall and base units with worksurfaces, tiled splash back and a stainless steel sink and drainer. Integrated appliances including an electric oven and electric hob with an extractor above, space for a fridge freezer and plumbing for a washing machine. Central heating radiator and two double glazed windows.

Landing

Staircase leading to the landing with airing cupboard, loft access and double glazed window.

Bedroom One

Built in wardrobes, central heating radiator and a double glazed window.

Bedroom Two

Neutral decor, central heating radiator and a double glazed window.

Bedroom Three

Central heating radiator and a double glazed window.

Shower Room

Fitted with a double shower cubicle, wash hand basin and a w.c. Central heating radiator and double glazed window.

Exterior

To the front and side are lawned gardens. To the rear is a walled and fenced garden with a lawned area and patio.

Driveway

A driveway to the side of the property leads to the garage.

Garage

Power, light, loft access, side courtesy door and up and over door.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Southfields Rise, North Leverton Retford

- Three bedroom detached family property
- Kitchen, living room and dining room
- Downstairs cloakroom and upstairs bathroom
- Off street parking and garage
- Lovely village location

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers over

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RFD110558 - 0004

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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