



Ashworth Crescent, North Leverton Retford DN22 0BJ

welcome to

Ashworth Crescent, North Leverton Retford

Four bedroom detached family property with separate, lounge, kitchen and dining room. Front and rear lawned gardens, driveway for several vehicles and garage with courtesy door. Situated in a lovely village location with many amenities including primary school and doctors surgery.



Entrance Hall

Double glazed door.

Lounge

Traditional cast iron feature fire surround with Coal fire, two central heating radiators and two double glazed windows.

Dining Room

Cupboard under the stairs, central heating radiator and double glazed window.

Kitchen

Fitted with a range of wall and base units, complementary work surfaces, splash back tiling and stainless steel sink and drainer. Integrated electric hob and electric oven and space for fridge freezer and washing machine. Complementary flooring and double glazed window.

Landing

Staircase leading to the landing with ladder access to boarded out loft space for storage which has lights.

Bedroom One

Fitted wardrobes, double glazed window and central heating radiator.

Bedroom Two

Airing cupboard, central heating radiator and double glazed window.

Bedroom Three

Double glazed window and central heating radiator.

Bedroom Four

Neutral decor, central heating radiator and double glazed window.

Bathroom

Fitted with white three piece suite including a spa bath tub. Fully tiled walls and flooring and double glazed window.

Front Garden

Open plan lawn area to the front.

Driveway

Double driveway which provides parking for vehicles and caravan.

Garage

Up and over door and side courtesy door.

Rear Garden

Lawned rear garden, raised decking with covered seating area, mature plants and shrubs and trees including pear and holly. All enclosed with fencing and gated.

Potting Shed

To the rear of the garage.

Wood Shed**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

Ashworth Crescent, North Leverton Retford

- Four bedroom detached family property
- Separate kitchen, lounge and dining room downstairs
- Driveway with parking for several vehicles
- Garage with side courtesy door
- Enclosed lawned rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

Awaiting Photograph

£260,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
RFD110708 - 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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