

**PRELIMINARY ANNOUNCEMENT**  
**AVAILABLE FROM 25<sup>th</sup> May 2022**

**2 The Cottages, Main St, North Leverton,  
Retford, Notts, DN22 0AW**



An Attractive and well presented two bedroom semi detached cottage positioned within pleasant village location with local shop, primary school, public house and Doctors surgery' Located within convenient travelling distance for commuters to surrounding areas of Retford, Gainsborough, Lincoln & Newark.

- Hall
- Sitting Room with French doors to conservatory
- Light oak style Kitchen
- Modern Bathroom
- LPG central heating
- Double glazing
- Good sized Garage/Storeroom
- Gated driveway off road parking, enclosed rear garden
- Village Location
- No Smoking/No Pets

**RENT £600 pcm Bond £692**

Groveleigh  
London Road  
Retford  
Nottinghamshire  
DN22 7JF

t: 01777 711 335  
m: 07964 977 724

e: [tim.silcock@hotmail.co.uk](mailto:tim.silcock@hotmail.co.uk)

[www.limeliving.co.uk](http://www.limeliving.co.uk)  
[www.silcockandpartners.co.uk](http://www.silcockandpartners.co.uk)

  
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## Location

The property is easily found when leaving Retford along Spital Hill continue out of the town until the village of North Leverton is reached. Continue along Main St and past the village shop and public house where the property will be found located on the left hand side, identified by our To Let Board.

## Accommodation

Front Door

**Entrance Hall-** Upvc double glazed window, radiator. Pine door leads into:

**Sitting Room 12' 6" (3.81m) max x 12' (3.66m)-** Feature brick fireplace with open grate extending to one side to form display plinth, radiator, beamed ceiling Upvc Double glazed window, under stairs storage area.

French Doors open into:

**Hardwood double glazed Conservatory- '11'10" (3.63m) x 8'6" (2.60m)** with garden views,

**Light oak Style Kitchen 11' 8" (3.56m) x 5'8" (1.75m)-** Single drainer sink unit set into worktops with cupboards and drawers below, recess for refrigerator, plumbing for washing machine, wall cupboards, tiled splash back and tiled floor. Radiator, Upvc double glazed rear door.

Inner Hall from Sitting room

**Bathroom 9' (2.76m) x 4' 7" (1.42m)-** Modern suite comprising panelled bath with shower screen and shower over, hanging vanity wash basin, low flush WC, chrome ladder radiator/towel rail

Stairs from inner Hall,  
Landing

**Bedroom 1- 12'4" (3.78m) X 10' (3.07m) -** Radiator, range of louvered door ladies & gentlemen's hanging wardrobes, built in airing cupboard, Upvc double glazed window.

**Bedroom 2 -12' 6" (3.81m) X 7'5" (2.27m max reducing to 4'10" (1.48m)) -** Radiator, Upvc double glazed window

Outside

Gated driveway providing off road parking and serving

Brick garage/workshop/store 19' 1" (5.84m x 14'2" (4.33m) with power and light. Front garden with lawn & hedging to road side. Enclosed rear garden.

Council Tax Band- TBA

**Services**

LPG central heating system,  
Mains electricity, water and drainage

