

PRELIMINARY ANNOUNCEMENT
AVAILABLE FROM 25th July 2022

**Beech House, Main St, North Leverton,
Retford, Notts, DN22 0AN**



An individual and well presented Four bedroom detached House 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.

- Study Room ,Two Reception
- Modern contemporary Kitchen, Utility
- Conservatory
- Oil central heating
- Double glazing
- Good sized Garage, Driveway and off road parking
- Attractive well established gardens
- Village Location
- Long Term Let
- No Smoking/No Pets

RENT £1200 pcm Bond £1384 Long Term Let

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& PARTNERS

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 right hand side, identified by our To Let Board.

Accommodation

Front Door

Porch

Reception Hall- , radiator.

Cloakroom with vanity wash basin, in fitted surround, low flush WC,radiator.

Study 1.71m(5' 7") x 2.15m(7')

Lounge 4.64.m Max(15' 2") max x 7.62m- (23' 9")' Light oak style fireplace inset with flicker flame electric fire, two radiator, beamed ceiling Upvc Double glazed French doors with garden views., coving

Open access into:

Dining Room- 3.34m (10'11") x 5.11m (16'9") with garden views, radiator, coving

Modern Contemporary Style Kitchen 3.96m (12' 11") x 3.27m (10'8") –One and half bowl Single drainer sink unit set into worktops with cupboards and drawers below, Hotpoint four ring electric ceramic hob with oven below, extractor canopy over, matching wall cupboards, Radiator, built in cupboard housing Worcester oil fired boiler. Rear door to :

Breakfast area Conservatory 4.05m(13' 3") x 1.71m(5' 7")- Tiled floor, garden views.

Utility/side porch 3.52m(11' 6") x 2.69m (8' 9")- Worktops, plumbing for washing machine. Stairs from Reception Hall,

Landing- Built in airing cupboard, immersion heater, radiator, coving.

Bedroom 1(Rear)- 4.35m (14'3") X 3.68m (12') - Radiator , range of fitted furniture ladies & gentlemen's hanging wardrobes, dressing table and chest of drawers. Radiator, Upvc double glazed window with attractive garden views

Bedroom 2 (Rear) -3.97m (13') X 3.29m (10'9") - Radiator, Upvc double glazed window, garden views

Bedroom 3(Front) -3.33m (10' 11") X 3.27m 10'8" Plus recess 1.06m (3' 5") - Upvc double glazed window, Radiator

Bedroom 4 (Front) -2.78m (9' 1") X 2.64m (8'7") Upvc double glazed window, Radiator

House Bathroom- Modern suite comprising panelled bath with shower attachment, vanity wash basin and low flush WC set into fitted surround with cupboards below, tiled walls, radiator/towel rail

Outside

Large block paved driveway providing off road parking and serving

Attached garage with power and light. Front garden with lawns. Well established rear garden with lawns, borders, mature shrubs and paved patio area.

Council Tax Band- Band E

EPC Band- Band D

Services

Oil central heating system,

Mains electricity, water and drainage

