



## Meeting House Lane, South Leverton, DN22 0BS

£345,000 Freehold

- Beautifully Presented THREE BEDROOM Detached Bungalow • Thoughtfully Designed to Maximise Natural Light • Two Double Bedrooms Benefitting from Plentiful Bespoke Wardrobe Space • Extensive Private Driveway & Detached Single Garage Providing Ample Parking • Landscaped, Southerly Aspect Rear Garden & Patio Area, Enjoying Sun Throughout the Day • Peacefully Situated in the Rural Village of South Leverton • Prime Location for Commuting to the Market Towns of Retford, Bawtry & Gainsborough via Excellent Commuter Links



A wonderful opportunity to acquire a beautifully presented THREE BEDROOM detached bungalow, thoughtfully designed to maximise natural light. Undeniably the heart of the home is the generous lounge, and garden room now showcasing a cosy roof, whilst the hallway seamlessly flows into the kitchen benefitting from ample storage, sizeable master bedroom enjoying plentiful bespoke wardrobe space, two further bedrooms, and a well-appointed family bathroom. Outside, Ashbourne exhibits landscaped front and rear gardens with well-stocked flowerbed borders, and a sunny, southerly aspect patio area enjoying a private outlook, and sun throughout the day. Parking is very well catered for on an extensive private driveway, in addition to a detached single garage and outdoor store- perfect for further parking, storage, or hobbies. Peacefully situated in the rural village of South Leverton, this well-placed bungalow benefits from close proximity to a village pub and village hall, whilst boasting a prime location for commuting to the market towns of Retford, Bawtry and Gainsborough via excellent commuter links, all of which offer a wealth of amenities, restaurants, bars, recreational facilities, and schools for all age groups.

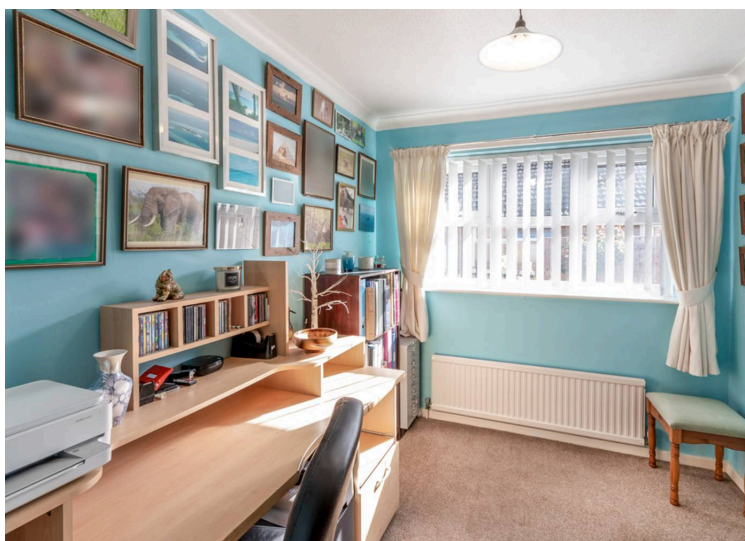


Council Tax band: C

Tenure: Freehold

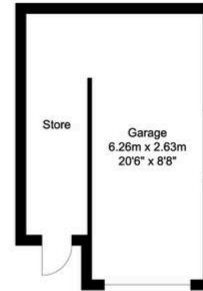
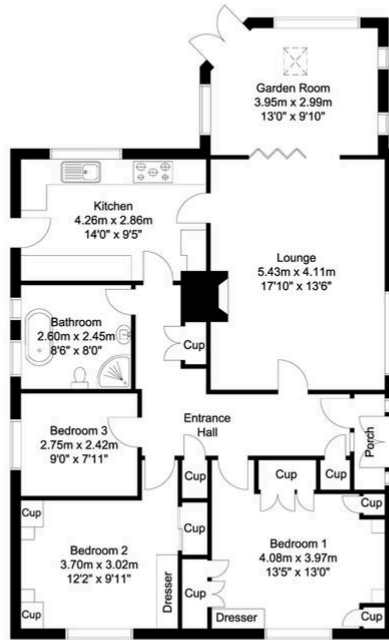
EPC Energy Efficiency Rating: D





Ground Floor  
107 sq m/1151.73 sq ft  
Approx.

Outbuilding  
25 sq m/269.09 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..  
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