



Top Street, North Wheatley, DN22 9DB

Offers in Region of **£500,000**

We are thrilled to welcome this substantial FOUR BEDROOM detached family home to the market, thoughtfully designed to capture an abundance of natural light. Ideal for buyers seeking space and comfort, the family-orientated ground floor living accommodation briefly comprises an entrance hall, lounge diner, ample breakfast kitchen enjoying integrated appliances, utility room, ground floor WC, and a sitting room/ versatile reception room. To the first floor, a bright galleried landing leads to a master bedroom, benefitting from fitted furniture and a master en suite, three further bedrooms, and a family shower room boasting an oversized shower enclosure. Occupying a corner plot, Manvern Cottage exhibits private wrap around gardens, a driveway accommodating two vehicles, and a detached double garage. Advantageously placed in the rural village of North Wheatley, this well-balanced property enjoys a prime location for commuting to Doncaster, Bawtry, Retford, and Gainsborough via the A631 and A620, with a school bus route to Queen Elizabeth's Grammar School. Retford Train Station, located approximately six miles away, offers a direct line to London King's Cross in less than 90 minutes at selected times. North Wheatley itself boasts a nearby Post Office and shop, The Leys Café, a boutique fitness suite, and North Wheatley Church of England Primary School. For those who enjoy the outdoors, Wheatley Tennis Club, located on The Playing Fields is just a brief walk away, welcoming members of all abilities and ages all year round. North Wheatley with Leverton Cricket Club rests close by, with weekly home and away matches during the season.









- ****NO UPWARD CHAIN****
- Substantial **FOUR BEDROOM** Detached Family Home
- Ideal for Buyers Seeking Space & Comfort
- Master Bedroom Enjoying Fitted Furniture & En Suite Facilities
- Private, Wrap Around Gardens
- Detached Double Garage & Driveway Catering for Several Vehicles
- Occupying a Corner Plot in the Rural Village of North Wheatley
- Close Proximity to a Nearby Post Office & Shop, The Leys Café, a Boutique Fitness Suite, & North Wheatley Church of England Primary School
- Excellent Road & Rail Links

Council Tax band: E

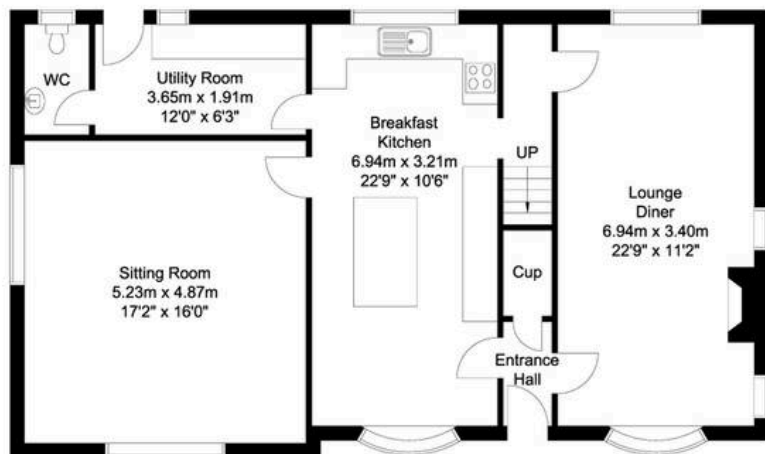
Tenure: Freehold

EPC Energy Efficiency Rating: C

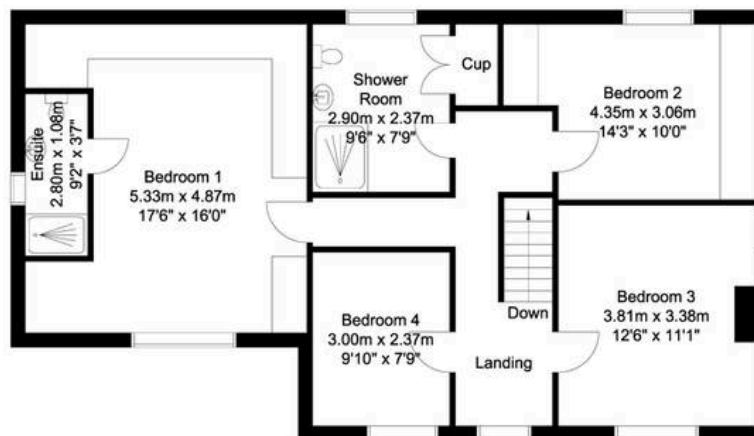




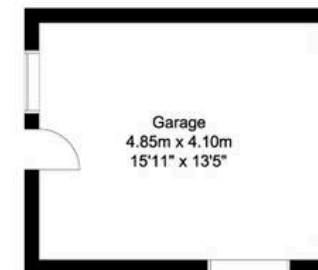
Ground Floor
90 sq m/968.75 sq ft
Approx.



First Floor
80 sq m/861.11 sq ft
Approx.



Outbuilding
20 sq m/215.27 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..