



25 Grovewood Road

Misterton, Doncaster, DN10 4EF

£299,000

Nestled on a larger than average plot of just over 0.2 Acres STS, this substantial detached bungalow is ideally situated in this popular, well-serviced village and is offered for sale with no onward chain! The property, that would benefit from some modernisation, has well-planned and spacious living accommodation briefly comprising of Garden Room/Entrance Porch, Rear Hall, Breakfast Kitchen, Utility Room/Pantry/Laundry Room, WC, Inner Hall, Lounge, Sitting Room, Conservatory, three Bedrooms and Family Bath room. There is also a large loft space that offers potential for renovation (subject to the necessary consents). Outside the property has a large gated driveway leading to the Garage and generous mature wraparound gardens offering endless scope and a scenic outlook across fields and pony paddocks.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – D

LOCAL AUTHORITY - Bassetlaw District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head North on A161 Stockwith Road into Misterton and take the second exit at both the first and second mini roundabouts, taking you onto Fox Covert Lane. Continue for approximately 0.5 miles, following the lane around a right hand bend and leading onto Grovewood Road. Continue for approximately 0.5 miles, past the Primary School on the left hand side and the property is located on the right hand side just after the Riding School.





LOCATION

The thriving village of Misterton benefits from a wealth of local amenities including a Supermarket, Doctor's Surgery, Post Office, Butchers, Takeaways, Village Hall and two Public Houses. There is also the well-regarded Misterton Village Primary School and Nursery (Ofsted Graded - Good Jan '23), the 'All Saints' Church, 'Grove House Stables' Riding School for the equestrian enthusiasts, Misterton Football Club and a variety of picturesque walking routes around the village also incorporating the pretty towpath routes alongside the Canal. The village is situated within ease of road links for commuters with access to A161 providing access to the A1 (13 miles South) and the M180 (16 miles North). Larger, well-serviced towns are easily accessible with Epworth being situated 6 miles North, Gainsborough 7 miles South-East and Retford 12 miles South-West which also benefits from a Grade II Listed train station offering regular London trainline links taking just 1 hr 20 mins.

ACCOMMODATION

FRONT ENTRANCE GARDEN ROOM

12' 8" x 7' 8" (3.87m x 2.34m), a large uPVC Conservatory with front entrance door, tiled flooring, radiator, strip-lighting, sliding door to the Garage, door to the Breakfast Kitchen and opening to the Rear Inner Hall.

REAR INNER HALL

13' 3" x 3' 9" (4.05m x 1.15m), having tiled flooring, strip-lighting, rear entrance door leading to the Rear Garden, door to the WC, door to the Laundry/Utility Room and door to the Pantry.

LAUNDRY/UTILITY ROOM

6' 0" x 5' 0" (1.85m x 1.54m), with fitted cupboards, lighting and plumbing/spaces for a washing machine and tumble dryer.

PANTRY

3' 7" x 6' 0" (1.10m x 1.84m), having shelving, lighting and space for fridge freezer.

WC

6' 0" x 2' 9" (1.83m x 0.86m), having tiled flooring, ceiling light point, frosted uPVC window to the rear elevation, WC and wall-mounted Baxi gas-fired central heating boiler.

BREAKFAST KITCHEN

13' 5" x 12' 0" (4.10m x 3.67m), with a comprehensive range of traditional-style hardwood fitted units and drawers with contrasting granite work surfaces over, upstands, a Welsh dresser-style unit to the Breakfast Area, inset stainless steel sink unit, integral oven and grill, four ring gas hob with concealed extractor above, space for dishwasher, recessed downlighting, feature recessed downlighting to the sink area, uPVC window to the front elevation, tiled flooring, radiator and door to the Main Hall.

MAIN HALL

A large hallway with parquet flooring, doors to all principal rooms, double doors to a large storage/coat cupboard, two ceiling light points, radiator and ceiling loft access hatch.





SITTING ROOM

13' 2" x 12' 2" (4.03m x 3.73m), having parquet flooring, radiator, uPVC window to the front elevation, sliding doors to the Conservatory, feature display alcove, feature fireplace and ceiling light point.

CONSERVATORY

17' 5" x 10' 0" (5.31m x 3.07m), a large uPVC Conservatory with elevated views across the garden, tiled flooring, radiator, door to the Main Hall, double doors to the garden, fan ceiling light point and a feature window to the Lounge.

LOUNGE

13' 8" x 16' 9" (4.17m x 5.13m), having large feature fireplace with inglenook exposed brick surround and rustic hardwood mantle, two full-length uPVC feature windows, large uPVC double doors to the garden, parquet flooring, radiator, ceiling light point and two wall light points.



FAMILY BATHROOM

11' 6" x 7' 11" (3.52m x 2.43m), having a large P-shaped walk-in bath with fully glazed side entrance door/splashscreen, powered bathing seat and direct feed shower above, wash hand basin, WC, recessed downlighting, radiator/towel rail, non-slip vinyl flooring, airing cupboard housing the hot water cylinder and shelving, fan heater and frosted uPVC window to the side elevation.

BEDROOM THREE

10' 8" x 11' 0" (3.26m x 3.37m), having uPVC window to side elevation, built-in wardrobes, radiators, ceiling light point, wall light point, high-level feature window to the Main Hall and parquet flooring.

BEDROOM TWO

13' 10" x 11' 1" (4.24m x 3.40m), having uPVC window to the rear elevation, parquet flooring, ceiling light point, two wall light points and radiator.

BEDROOM ONE

14' 2" x 12' 5" (4.34m x 3.79m), having uPVC window to the side elevation, built-in wardrobes with sliding doors, ceiling light point, wall light point and radiator.

OUTSIDE

Having a larger than average wraparound plot with well-established flowerbeds and borders, shrubs and trees providing a tranquil setting and a picturesque outlook with endless potential for further landscaping if required. There are garden steps leading down from the Conservatory and a pathway leading to the walled rear garden area, enjoying scenic rural views across fields. There is a further concealed side garden with lawns that are currently utilised as an additional area for garden sheds and there is potential for further storage, Greenhouses and/or Vegetable Beds. To the front of the property there is an attached Garage and a large gated driveway that continues down the side of the property providing ample off-road parking and ideal storage for larger vehicle/caravans.





GARAGE

10' 0" x 20' 2" (3.07m x 6.16m), a large Garage with sliding pedestrian entrance door from the Front Entrance/Garden Room, electric roller door to the front elevation, frosted uPVC window to the rear elevation, two striplights, electrical consumer units, eaves storage and access to the meters.

WEBSITE

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01 522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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