



5 CHAPEL CLOSE, MISTERTON
£410,000

BROWN & CO

5 CHAPEL CLOSE, MISTERTON, DONCASTER, DN10 4DR

DESCRIPTION

An immaculately presented five bedroom detached family home in this small exclusive and favoured cul-de-sac close to the heart of the village of Misterton. The property benefits from three good sized reception rooms as well as a modern kitchen breakfast room. There are en suite facilities to the master bedroom and a family bathroom. Externally the property sits on a good sized plot with gardens to all sides. In addition, there is a garden room leading into and overlooking the rear garden. Attached to the property is a double garage and viewing is strongly advised.

LOCATION

Misterton is a sizeable village within this area boasting a range of facilities presently including a primary school, mini market with post office, doctor's surgery, pharmacy, hot food takeaways, bus routes etc.

The village lies north of the A631 Bawtry to Gainsborough road lying on the A161 which continues northwards to the M180. The A1M lies to the west of Bawtry from which the wider motorway network is available. The location is such that commuting into Doncaster and surrounding area is feasible. The excellent transport links include direct rail service into London Kings Cross from Retford and Doncaster. The Chesterfield Canal and River Trent are on hand and a variety of lanes, footpaths and bridleways are available to explore the countryside.

DIRECTIONS

what3words:///sofas.cuddling.motorist

ACCOMMODATION

Part glazed composite door with obscure slimline side window leading into

ENTRANCE HALL under stairs storage area with dado rail, central heating thermostat, stairs to first floor gallery style landing. Telephone point, medium oak coloured flooring.

CLOAKROOM side aspect obscure double glazed window. White low level wc, pedestal hand basin with mixer tap and tiled splashback. Ceramic tiled floor, chrome towel rail radiator.

LOUNGE 23'6" x 14'0" (7.18m x 4.30m) triple aspect with square double glazed bay window overlooking the front of the property. Double glazed windows to rear and side aspects. Feature brick recessed fireplace with wooden bressummer and tiled hearth with inset log burner. Moulded skirtings, dado rail, cornicing, TV point. Double doors leading into



DINING ROOM 13'7" x 9'7" (4.16m x 2.95m) rear aspect double glazed sliding patio doors into the garden room. Moulded skirtings, dado rail, return door to kitchen breakfast room.



GARDEN ROOM 11'0" x 10'10" (3.38m x 3.35m) brick base with double glazed windows, laminate flooring, part brick faced walls, wall mounted electric heater. Double glazed French doors leading into the garden. Vaulted glass ceiling with recessed lighting.



STUDY/PLAYROOM 13'7" x 11'8" (4.17m x 3.59m) double glazed window. Medium oak coloured flooring, moulded skirtings, dado rail, TV point, access to roof void. Telephone point. Fitted full height bookcase.



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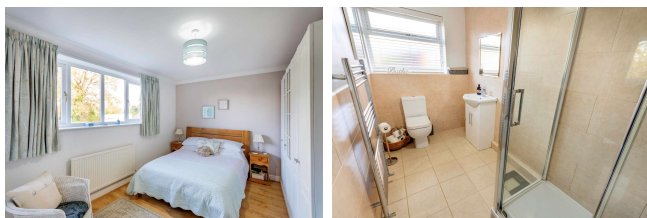
BREAKFAST KITCHEN 16'6" x 9'7" (5.05m x 2.97m) triple aspect double glazed windows. An extensive range of cream coloured base and wall mounted cupboard and drawer units. 1 ¼ enamel sink drainer unit with mixer tap. Space and plumbing below for dishwasher. Neff Built in electric oven and grill. Neff four ring gas hob with extractor canopy above. Ample working surfaces, concealed lighting to the wall cupboards, part tiled walls, ceramic tiled flooring, door to



UTILITY ROOM 7'4" x 6'4" (2.26m x 1.96m) side aspect half glazed door. Matching range of base and wall mounted cupboards. Space and plumbing for washing machine, circular sink unit with mixer tap, wooden working surfaces, part tiled walls. Ceramic tiled flooring, space for upright fridge freezer.

FIRST FLOOR GALLERY STYLE LANDING front aspect double glazed window, access to roof void, moulded skirtings, dado rail, built in airing cupboard with factory lagged hot water cylinder, fitted immersion and shelving.

BEDROOM ONE 14'6" x 10'4" (4.44m x 3.17m) rear aspect double glazed window overlooking the garden. Laminate flooring. Moulded skirtings, TV and telephone points. Door to



EN SUITE SHOWER ROOM side aspect obscure double glazed window. Double width shower cubicle with glazed sliding doors, mains fed shower with handheld attachment. Tiled walls, vanity unit with inset sink, mixer tap and cupboards below. Low level wc, ceramic tiled flooring, part tiled walls, chrome towel rail radiator.

BEDROOM TWO 10'0" x 9'8" (3.08m x 2.99m) rear aspect double glazed window. Moulded skirtings. Laminate flooring.

BEDROOM THREE 10'4" x 9'3" (3.17m x 2.84m) rear aspect double glazed window.

BEDROOM FOUR 9'7" x 6'3" (2.96m x 1.91m) measured to front of range of built in wardrobes with mirror fronted sliding doors. Front aspect double glazed window.

BEDROOM FIVE 11'0" x 7'0" (3.39m x 2.15m) front aspect double glazed window.

FAMILY BATHROOM side aspect obscure double glazed window. Three piece white suite comprising modern rolled top bath with claw feet, free standing mixer tap/shower attachment. Vanity unit with inset sink, mixer tap and cupboard below. Low level wc with concealed cistern. Ceramic tiled flooring, tiled walls, recessed downlighting, chrome towel rail radiator.



OUTSIDE

The property sits on a good sized corner plot surrounded by areas of lawn, shrub and flower borders. Herringbone style block paved driveway providing space for 2-3 cars leading to **ATTACHED DOUBLE GARAGE** with two electrically operated roller doors, power, lighting and housing the gas fired central heating boiler. Low maintenance garden to the side of the property. Veg plot. Small shed and log store.

The rear garden is hedged and fenced to all sides with a paved patio, external lighting and water supply. Steps and brick retaining wall to the main garden which has a good area of sculptured lawn with established and well stocked flower, shrub beds and borders. Additional paved patio and pedestrian access to the side leading to the front.

Security system installed and CCTV (4 cameras).

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

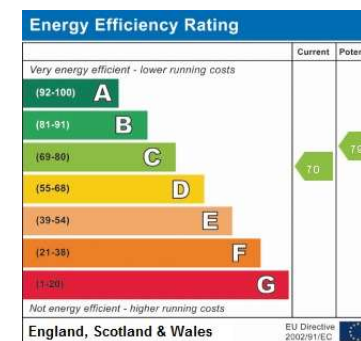
Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in November 2023.





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