



37 GROVE PARK, MISTERTON
£365,000

BROWN & CO

37 GROVE PARK, MISTERTON, DONCASTER, DN10 4HF

DESCRIPTION

A wonderful and bright detached family home, well appointed throughout and ideal for enjoying family life.

Reception Hall with staircase ascending to galleried landing and cloakroom with wc to the side. Bright, dual aspect lounge with garden access and separate dining area.

The breakfast kitchen has been refitted in a Heritage colour with range of integrated appliances. A useful utility room completes the ground floor accommodation.

At first floor level, sleeping space radiates around the galleried landing with the main bedroom having a lovely en suite shower room in contemporary style. Three further bedrooms are provided all with wardrobes and the house bathroom is attractive, again in a contemporary style.

The exterior of this property is a particular feature with double width driveway and excellent double garage. The gardens are in a wraparound style to two sides making it ideal for alfresco entertaining and family enjoyment. Gas fired central heating is installed.

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:///flasks.tacky.winded

ACCOMMODATION

RECEPTION HALL staircase to galleried landing.

CLOAKROOM wc, basin, wainscot panelling.

LOUNGE 20'4" x 10'11" (6.21m x 3.33m) dual aspect including double doors giving access to rear garden. Focal fireplace with open living flame gas fire.



DINING AREA 10'6" x 9'11" (3.20m x 3.02m) rear aspect.



BREAKFAST KITCHEN 13'10" x 10'3" (4.21m x 3.12m) refitted in an attractive Heritage colour with comprehensive range of units and woodblock worktops flowing into a peninsular breakfast bar. Ceramic sink unit. Range of integrated appliances including double oven, five burner gas hob and dishwasher. Rear aspect, tiled splashbacks.



UTILITY ROOM 10'3" x 9'11" (3.12m x 3.03m) further good range of units and worktop. Ideal gas central heating boiler. Rear entrance door to garden. Personal door to garage.

FIRST FLOOR

GALLERIED LANDING

BEDROOM ONE 13'10" x 10'3" (4.21m x 3.12m) rear aspect.



29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

EN SUITE SHOWER ROOM in contemporary wet room style with showering area having Mira electric shower. Basin and wc. Fully tiled in a wet room style.

BEDROOM TWO 11'6" x 10'11" (3.50m x 3.33m) contemporary wardrobes. Front aspect.



BEDROOM THREE 10'2" x 9'10" (3.11m x 3.00m) wardrobes. Side aspect.



BEDROOM FOUR 9'6" x 8'7" (2.90m x 2.61m) in-built wardrobes. Rear aspect.



HOUSE BATHROOM with P-shaped bath having shower over of rainfall design. Vanity basin, wc, tiled splashbacks. All in an attractive contemporary style. Useful linen cupboard. Chrome towel warmer.



OUTSIDE
Good plot nestled off the head of the cul-de-sac of Grove Park.

Double width driveway terminating at the **ATTACHED DOUBLE GARAGE** with two up and over doors, light, power and personal door.

The rear gardens are in a wraparound style to two sides, laid to lawn with perimeter and inset shrubberies. Paved patio areas. Brick built barbeque stand and access all around the property.

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 D.

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.

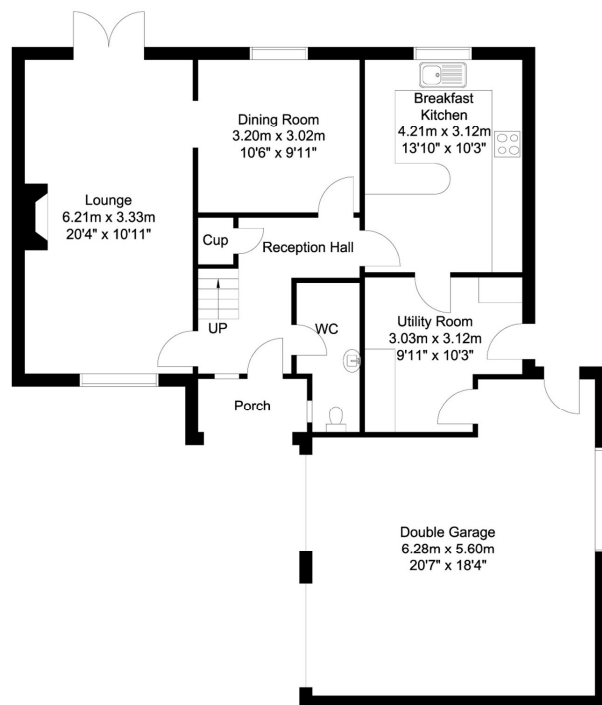
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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 May 2025.

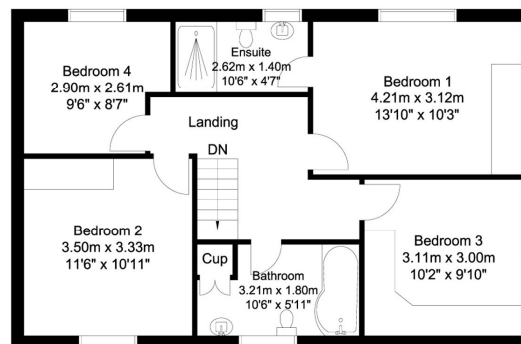
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



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.
CP Property Services @2025

First Floor



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

BROWN & CO